

UNOFFICIAL COPY

DEED, EXECUTOR'S
(ILLINOIS)

59-161211

018

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

The grantors, Jerome L. Fels and Boulevard Bank National Association, as co-executors ~~as executors~~ of the will of Frances M. Kilpatrick a/k/a Frances Kilpatrick, deceased, by virtue of letters testamentary issued to them by the Circuit court of Cook County, State of Illinois, and in exercise of the power of sale granted to them in and by said will and in pursuance of every other power and authority thereby enabling, and in consideration of the sum of One hundred thirty thousand & 00/100 (\$130,000.00)

Dollars, receipt whereof is hereby acknowledged, do hereby quit claim and convey unto Catherine R. Benson of 400 Deming Place, Chicago, Illinois

(The Above Space For Recorder's Use Only)

STATE OF ILLINOIS
RECORDERS OFFICE
DEPT. OF REVENUE
130.00

(NAME AND ADDRESS OF GRANTEE)

the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: Covenants, conditions, and restrictions of record; terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; party wall rights and agreements, if any limitations and conditions imposed by the Condominium Property Act; special tax or assessment; installments not due as of July 14, 1989 for any special tax or assessment for improvements heretofore completed; mortgage or trust deed, if any; general taxes for the year 1989 and subsequent years; installments due after the 25th day of September, 1989 of assessments established pursuant to the Declaration of Condominium

Permanent Real Estate Index Number(s): 14-21-314-046-1070

Address(es) of real estate: 421 West Melrose #10D, Chicago, Illinois

Dated this 25th day of September, 1989

12.00

257
Cook County
REAL ESTATE TRANSACTION TAX
65.00
PAYERS OR RECORDERS USE HERE
APPEAR HERE

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURES

Jerome L. Fels (SEAL)
As executor of the will of
Jerome L. Fels, co-executor
Boulevard Bank National (SEAL)
Association, co-executor
By: [Signature]
Its: Assistant Trust Officer

* * * * *

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Jerome L. Fels and [Signature] Constant Trust Officer of Boulevard Bank National Association

personally known to me to be the same persons whose name is here subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such executors for the uses and purposes therein set forth.

IMPRESS
SEAL
HERE

Given under my hand and official seal this 25th day of September 1989

Commission expires

OFFICIAL SEAL
WANDA E. YOUNG
Notary Public, State of Illinois
My Commission Expires 7/16/89

25th day of September 1989

[Signature]
Rudnick & Wolfe, 203 North LaSalle
(NAME AND ADDRESS)

This instrument was prepared by Chicago, Illinois 60601

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
975.00
DEF OF REVENUE 592335
PAYERS

MAIL TO { Mr. Kevin Cronin (Name)
53 West Jackson Suite 419 (Address)
Chicago, Illinois 60604 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO

(Name)

(Address)

(City, State and Zip)

OR

RECORDERS OFFICE BOX NO. 115

59-161211

UNOFFICIAL COPY

Executor's Deed

TO

1:53 89161211

Property of Cook County Clerk's Office

GEORGE E. COLE
LEGAL FORMS

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LEGAL DESCRIPTION

Unit No. 10D as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

That part of original Lot 27 in Pine Grove, a subdivision of fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, described as follows:

Starting at a point in the South line of Melrose Street (being a line parallel with and 33 feet South of the North line of original Lot 27 in Pine Grove 148 feet 6 $\frac{1}{2}$ inches West of the intersection of the West line of Sheridan Road and the South line of Melrose Street, running thence West along the South line of Melrose Street (being a line parallel with and 33 feet south of the North line of original Lot 27 in Pine Grove) to a point 110 feet 11 $\frac{1}{2}$ inches from the starting point, thence running South parallel with the West lot line of original Lot 27 in Pine Grove, 101 feet 6 inches thence running East parallel with the South line of Melrose Street, (being a line parallel with and 33 feet South of the North line of original Lot 27 in Pine Grove) 110 feet 11 $\frac{1}{2}$ inches, and thence running North to the starting point, all within the boundaries of all that part of original Lot 27 in Pine Grove, being a subdivision of fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, lying East of a line 987 feet East of and Parallel with the East line of Evanston Avenue in Cook County Illinois, which survey is attached as Exhibit A to Declaration made by Michigan Avenue National Bank of Chicago, a national banking association, as Trustee under Trust Number 2134 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22209427, together with an undivided percentage interest in said Parcel (excepting from said Parcel all the property and space comprising all the Units thereof as defined and set forth in said Declaration and survey) all in Cook County, Illinois.

59-263-2A.1