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INDEPENDENT ADMINISTRATOR'S DEED

THIS INDENTURE, made this 2 day of April, 1991 between Rollin J. Soskin, of the City of Chicago, County of Cook, and State of Illinois, as Administrator de Bonis Non of the Estate of Laura B. Morgan, Deceased, late of the City of Chicago, County of Cook and State of Illinois, party of the first part, and DREXEL AVENUE AND SQUARE CONDOMINIUM ASSOCIATION, 5130-32 South Drexel Avenue, of the City of Chicago, County of Cook State of Illinois, party of the second part.

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WITNESSETH:

WHEREAS, the hereinafter described real estate is one of the assets of the Estate and was not sold during the administration of the Estate.

NOW, THEREFORE, pursuant to the powers conferred upon him under the Illinois Revised Statutes, Chapter 110-1, Section 28-8, ROLLIN J. SOSKIN, as Administrator de Bonis Non of the Estate of LAURA B. MORGAN, deceased, for and in consideration of the premises and the sum of Ten Thousand and 00/100 Dollars (\$10,000.00), to his hand paid by said party of the second part the receipt of which is hereby acknowledged, does hereby grant bargain, sell and convey to the said party of the second part all the following described real estate located in the City of Chicago, County of Cook, State of Illinois, described as follows:

UNIT NO. 3-C as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Lot 1 in William Turkington's Boulevard and Park Resubdivision of Block 9 (except the North 317 feet thereof) of Drexel and Smith's Subdivision of the West 1/2 of North West 1/4 and the West 1/2 half of the West 1/2 of the South West 1/4 of Section 11, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by Sydney P. Brown, and other, and recorded in the Office of Recorder of Cook County, Illinois, as Document No. 19688184, together with an undivided percentage interest in said Parcel (excepting from said Parcel the property and space comprising all the units thereof as defined and set forth in said Declaration and survey).

Subject to the following:

Sale, subject only to: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) 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; (d) party wall rights and agreements, if any;

Handwritten notes: 12, 12, 8/13, E 77-93-8/13, Parcel 2

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE APR-91 75.00

COOK CO. NO. 018 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE APR-91 10.00

040707 REAL ESTATE TRANSACTION TAX Cook County DEPT. OF REVENUE APR-91 05.00

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(e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) general real estate taxes (j) assessments established pursuant to the Declaration of Condominium, and to any and all liens, encumbrances or title defects or exceptions, including specifically, but not by way of limitation, all "past dues" whether real estate taxes, condominium assessments or otherwise.

Together with all appurtenances thereto belonging, or in anyway appertaining and all the estate, right, title and interest at law or in equity, which the said LAURA B. MORGAN had at the time of her death in and to said premises.

To have and to hold the same unto the said party of the second part, his heirs and assigns forever, as fully as the said party of the first part might, could or ought to sell and convey the same by virtue of the powers conferred upon him under the Statute referred to above.

IN WITNESS WHEREOF, the said party of the first part, as Administrator De Bonis Non of the Estate of Laura B. Morgan, Deceased, has hereunto set his hand and seal the day and year first above written.



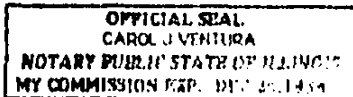
ROLLIN J. SOSKIN, Administrator
De Bonis Non, Estate of Laura
B. Morgan, Deceased.

Clerk's Office

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County of Cook and State of Illinois, do hereby certify that ROLLIN J. SOSKIN, Administrator De Bonis Non of the Estate of LAURA B. MORGAN, Deceased, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act and deed as such Administrator De Bonis Non for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2ND day of April, 1991.



Carol J. Ventura
Notary Public

Address of Property: 5130 South Drexel Avenue
Unit 32
Chicago, Illinois 60615

Permanent Index No.: 20-11-300-028-1009

This document prepared by: Rollin J. Soskin
180 North LaSalle Street
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(312) 782-1850

Mail to: Drexel Avenue and Square
Condominium Association
5130-32 South Drexel Ave.
Chicago, Illinois 60615
Attn: Myra Sampson, President

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