

THIS INDENTURE made this 31st day of October, 1996, between MICHAEL E. MAGNUS, of the Village of DesPlaines, County of Cook, State of Illinois, and the duly appointed qualified Independent Administrator, pursuant to Letters of Office issued from the Circuit Court of Cook County, Illinois, County Department, Probate Division, in Case No. 95 P 5935, Docket 023, Page 500, as party of the first part, and RUTH A. MAGNUS, 4048 Fern Ave., Lyons, IL 60534, as party of the second part:

96837352

DEPT-01 RECORDING \$23.50  
T:0010 TRAN 6477 11/01/96 15:18:00  
49512 + CJ \*-96-837352  
COOK COUNTY RECORDER

(THE ABOVE SPACE FOR RECORDER'S USE ONLY)

NOW THEREFORE, this indenture witnesseth, that the said party of the first part, in consideration of the premises and of the sum of ONE HUNDRED FIVE THOUSAND AND 00/100 (\$105,000.00) DOLLARS to him in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell and convey unto the said party of the second part, her heirs and assigns forever, all the following described parcel of real estate, situated in the County of Cook and State of Illinois, and described as follows:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION.

Subject to: 1996 real estate taxes and subsequent years and all covenants, conditions, restrictions and easements of record.

P.I.N(s): 18-02-107-029

Address(es): 4048 Fern Ave.  
Lyons, IL 60534

Together with all and singular and hereditaments and appurtenances thereto or in any wise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, in and to the said premises.

To have and to hold the same unto the said party of the second part, her heirs and assigns forever, as fully and effectually to all intents and purposes in law as he, the said party of the first part, might, could or ought to sell and convey the same, by virtue of the said order of the said Court above referred to.

IN WITNESS WHEREOF, the said party of the first part as Independent Administrator as aforesaid has hereunto set his hand and seal this 31st day of October, 1996.

CW100391

(SEAL)  
MICHAEL E. MAGNUS, Independent Administrator of the Estate of MARDENE C. MAGNUS, Deceased

This instrument was prepared by: Arthur C. Robinson, Attorney at Law  
5837 W. 35th St., Cicero, IL 60650

MAIL TO:

Ruth A. Magnus  
4048 Fern Ave  
Lyons, IL 60534

SEND SUBSEQUENT TAX BILLS TO:

Ruth A. Magnus  
4048 Fern Ave  
Lyons, IL 60534

RECORDER'S BOX NO. \_\_\_\_\_

2350

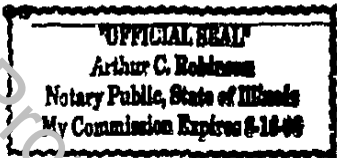
96837352

# UNOFFICIAL COPY

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 MICHAEL E. MAGNUS, as Independent Administrator of the Estate of MARDENE C. MAGNUS, 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 said instrument as his free and voluntary act, as such independent administrator, for the uses and purposes therein set forth.

Given under my hand and official seal this 31st day of October 1996.

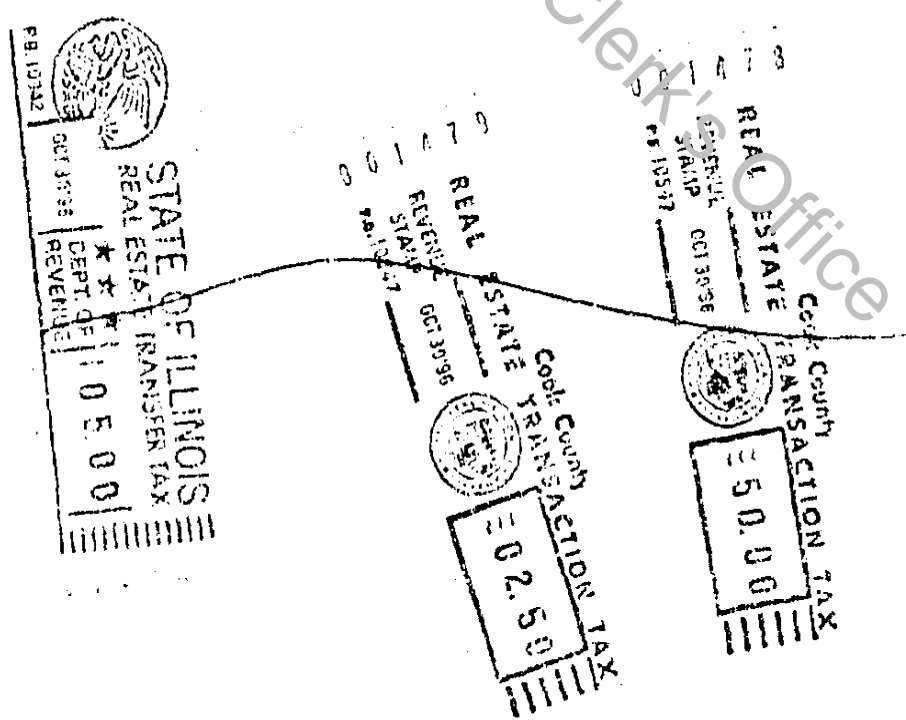
Commission expires



*Arthur C. Robinson*  
NOTARY PUBLIC

## LEGAL DESCRIPTION

THE NORTH 50 FEET OF LOT 11 IN H. O. STONE AND COMPANY'S 7TH ADDITION TO RIVERSIDE ACRES, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 2 AND THE NORTH LINE OF OGDEN AVENUE THENCE EAST ALONG THE NORTH LINE OF OGDEN AVENUE 334.12 FEET, THENCE NORTH 662.29 FEET THENCE EAST 332 FEET, THENCE NORTH TO THE SOUTH BANK OF SALT CREEK, THENCE WEST ALONG SAID SOUTH BANK OF SALT CREEK TO ITS INTERSECTION WITH THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, THENCE SOUTH TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.



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