

ADMINISTRATOR'S WARRANTY DEED

THIS INDENTURE made this 7th day of January, 1998 between the Grantor, DOROTHEA MILLER, of 5608 S Emerald Avenue, City of Chicago, County of Cook, State of Illinois, as the Administrator of the Estate of ALFRED MILLER, Deceased, late of the City of Chicago, County of Cook, State of Illinois, party of the first part, and the Grantee, DOROTHEA MILLER, 5608 S. Emerald Avenue, City of Chicago, County of Cook, State of Illinois, party of the second part

WITNESSETH:

WHEREAS, the Circuit Court of Cook County, in the State of Illinois, at regular term thereof, on January 7, 1998, in a certain cause entitled the Estate of ALFRED MILLER, Deceased, Case No. 97 P 11747, Docket 043, Page 289, brought under the statute, wherein DOROTHEA MILLER was by Order duly entered, appointed Independent Administrator of the Estate of ALFRED MILLER, Deceased; and

WHEREAS, DOROTHEA MILLER, as party of the first part aforesaid, was authorized to collect the estate of the decedent and to do all acts required by her by law and was further empowered, pursuant to pertinent statutes of the State of Illinois, to administer the real property of the estate of the decedent as Administrator thereof, and in fact was found to be the sole heir of the ESTATE OF ALFRED MILLER which includes the marital home located at 5608 South Emerald, City of Chicago, County of Cook, State of Illinois; and

WHEREAS, the party of the first part has on all other things complied with the duties and obligations imposed upon her as Independent Administrator of the estate;

NOW, THEREFORE, this indenture witnesseth, that the said party of the first part DOROTHEA MILLER, as the Administrator of the Estate of ALFRED MILLER, Deceased, pursuant to the statutory and court authority granted to her, HAS GRANTED, AND BY THESE PRESENTS DOES CONVEY, WARRANT, GRANT to the party of the second part, DOROTHEA MILLER, the following described real estate situated in the County of Cook, State of Illinois, to wit:

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Property of Cook County Clerk's Office

Lot 45 in Block 1 in Elston's Subdivision of the South West Quarter (SW/4) of lot 40 in School Trustees Subdivision of Section 16, Township 38 North, Range 14, East of the Third Principal Meridian: commonly known as 5608 South Emerald Avenue, Chicago, Illinois.

PIN# 2016-100-052

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to covenants, conditions and restrictions of record: private, public and utility easements; building lines and use and occupancy restrictions of record and general taxes, but together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim and demand at law or in equity, which ALFRED MILLER, Deceased, had in and to said premises.

TO HAVE AND TO HOLD the same unto said party of the second part, as fully and effectually to all intents and purposes in law as said party of the first part might, could or ought to sell and convey the same.

IN WITNESS WHEREOF, the party of the first part, as Independent Administrator of the Estate of ALFRED MILLER, Deceased, has hereunto set her hand and seal this day and year first written above.

ESTATE OF ALFRED MILLER

BY: Dorothea Miller

DOROTHEA MILLER, Independent Administrator

OFFICIAL SEAL
LIONEL JEAN-BAPTISTE
Notary Public, State of Illinois
My Commission Expires 3-5-2001

OFFICIAL SEAL
LIONEL JEAN-BAPTISTE
Notary Public, State of Illinois
My Commission Expires 3-5-2001

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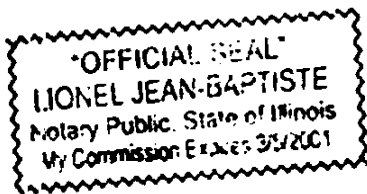
STATE OF ILLINOIS)

) SS:

COUNTY OF COOK)

I, Lionel Jean-Baptiste, a notary public in and for said county, in the state aforesaid, do hereby certify that DOROTHEA MILLER, Independent Administrator of the Estate of ALFRED MILLER, 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, as such Independent Administrator acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7th day of January in the year 1998.



Lionel Jean-Baptiste
NOTARY PUBLIC

This instrument was prepared by: Lionel Jean-Baptiste, Esq.
JEAN-BAPTISTE & RAOUL
Attorneys at Law
175 W. Jackson Blvd Ste A1257
Chicago, Illinois 60604
(312) 427-1100

MAIL TO:

Send subsequent tax bills to:

Dorothea Miller
5608 S. Emerald Avenue
Chicago, IL 60621

Dorothea Miller
5608 S. Emerald Avenue
Chicago, IL 60621

4/21/98
Lionel Jean-Baptiste

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LETTERS OF OFFICE- DECEDENT'S ESTATE

(Rev. 4-88) CCP-415

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
County Department, Probate Division

Estate of

No. 97 P 117:7

ALFRED MILLER

Docket 048

Deceased

Page 289

LETTERS OF OFFICE-DECEDENT'S ESTATE

DOROTHEA MILLER

has been appointed

INDEPENDENT ADMINISTRATOR

of the estate of

ALFRED MILLER

, deceased,

who died OCTOBER 08, 19 88, and is authorized to take possession of and collect the estate of the decedent and to do all acts required by law.

Witness, JANUARY 07, 19 98

AURELIA PUCINSKI

Clerk of court



CERTIFICATE

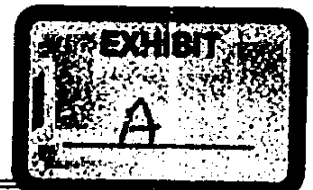
I certify that this is a copy of the letters of office now in force in this estate.

Witness, JANUARY 07, 19 98

Aurelia Pucinski

Clerk of court

SM

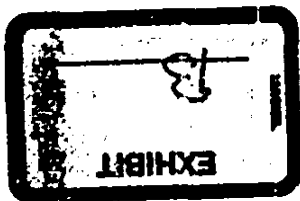


AURELIA PUCINSKI, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

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ALTHEA PECINSKI, CLERK OF THE CIRCUIT COURT OF COOK COUNTY



Any No. 28440

Telephone (312) 427-1100

City & Zip Chicago, IL 60604

Address 175 W. Jackson Blvd., #A-1251

Atty for Petitioner

Firm Name Jean-Baptiste & Raouz

Atty Name Lionel Jean-Baptiste

Judge CIRCUIT COURT Judge No.

JUDGE JAMES W. HEANEY

ENTER: JAN 07 1998

ENTERED

Wife

Dorothea MILLER

decedent:

After considering evidence concerning heirship, the court declares that the following is the true and lawful heir of the decedent, ALTHEA PECINSKI, CLERK OF CIRCUIT COURT

JAN 7 1998

FILED

ORDER DECLARING HEIRSHIP

Deceased

Alfred MILLER

Estate of

Page

Docket

No.

9720 11747

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, PROBATE DIVISION

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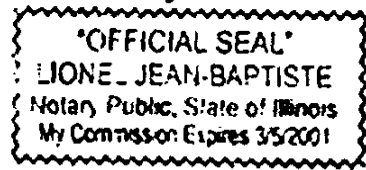
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 7th, 1998 Signature: [Signature]
Grantor or Agent

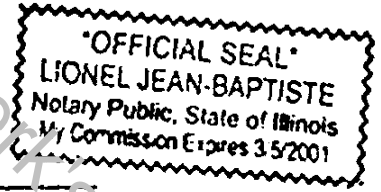
Subscribed and sworn to before me by the said Grantor this 7th day of January, 1998.
Notary Public [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated January 7th, 1998 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 7th day of January, 1998.
Notary Public [Signature]

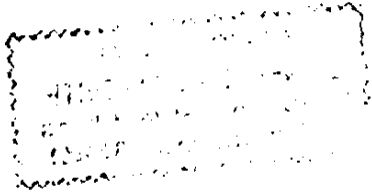


NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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