

UNOFFICIAL COPY



EXECUTOR'S DEED

THIS INDENTURE, Made this 28 day of June A.D. 1999, between ARNOLD R. MASHAK of the Village of Bridgeview in the County of Cook and State of Illinois as executor of the last will and testament of FLORENCE KOSMATKA, deceased, late of the CITY of Chicago in the County of Cook in the State of Illinois, Grantor(s) and UBALDO ORTEGA, FLORENTINO ORTEGA, and ALVARO ORTEGA, Grantee(s) * whose address is: 2253 W. Fullerton 2nd Fl, Chicago, IL 60647

WITNESSETH, That, whereas said deceased made and executed a last will and testament, dated the 8th day of October A.D. 1990 duly admitted to probate in the Circuit Court of Cook County in the State of Illinois, whereby, among other things, SHE constituted and appointed the said Grantor executor of said last will and testament, and did thereby, among other things, authorize and empower said executor to sell and convey the real estate hereinafter described;

AND WHEREAS, on the 16th day of November A.D. 1998 letters testamentary duly issued out of said Circuit Court to said Grantor, which said letters are still in full force and effect,

NOW THEREFORE, The said executor, by virtue of the power and authority given to said executor in and by said last will and testament, and for and in consideration of the sum of One Hundred Sixty Five Thousand Dollars (\$165,000.00), in hand paid by the said Grantee(s), the receipt of which is hereby acknowledged; does hereby GRANT, SELL and CONVEY unto said Grantee(s) the following described real estate, to-wit:

THE WEST 33 1/3 FEET OF LOT 5 IN BEUHLER'S A SECOND SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE NORTH 1/2 OF THE EAST 1/2 THEREOF AND EXCEPT THE EAST 33 FEET OF THE SOUTH 1/2 OF THE EAST 1/2 THEREOF HERETOFORE DEEDED FOR NORTH 50TH AVENUE) ALL IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: general real estate taxes not due and payable at time of closing; special assessments confirmed after this contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; drainage ditches, feeders, laterals and drain tile, pipe or other conduit; party wall rights and agreements; and limitations and conditions imposed by the Illinois condominium property act and condominium declaration, if applicable.

Property Address: 5149 West Roscoe Street, Chicago, IL 60641
Permanent Index Number(s): 13-21-408-004

situated in Cook County, State of Illinois,

TOGETHER, WITH ALL and SINGULAR, the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said deceased had at the time of his death or which the said Grantor now has in and to the said premises: TO HAVE and TO HOLD the same unto the said Grantee(s), as fully and effectually to all intents and purposes in law, as said Grantor might, could or ought to sell and convey the same, by virtue of the said will and testament above referred to.

IN WITNESS WHEREOF, the said Grantor, as executor of said last will and testament has hereunto set in hand and seal the day and year first above written.

Arnold R. Mashak (SEAL)
ARNOLD R. MASHAK, As Executor Aforesaid

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
207041 \$1,237.50
07/02/1999 10:02 Batch 07206 42



REAL ESTATE
TRANSFER TAX
0008250
FP326670
8602000000 #

COOK COUNTY
JUL - 6 99
STATE OF ILLINOIS

99646897

COOK COUNTY
STATE TRANSACTION TAX
JUL - 6 99
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0016500
FP326660
0000001078

EXECUTOR'S DEED

THIS INDENTURE, Made this 26 day of June A.D. 1999, between ARNOLD R. MASHAK of the Village of Bridgeview in the County of Cook and State of Illinois as executor of the last will and testament of FLORENCE KOSMATKA, deceased, late of the CITY of Chicago in the County of Cook in the State of Illinois, Grantor(s) and UBALDO ORTEGA, FLORENTINO ORTEGA, and ALVARO ORTEGA, Grantee(s) * whose address is: 2253 W. Fullerton 2nd Fl, Chicago, IL 60647

WITNESSETH, That, whereas said deceased made and executed a last will and testament, dated the 8th day of October A.D. 1990 duly admitted to probate in the Circuit Court of Cook County in the State of Illinois, whereby, among other things, SHE constituted and appointed the said Grantor executor of said last will and testament, and did thereby, among other things, authorize and empower said executor to sell and convey the real estate hereinafter described;

AND WHEREAS, on the 16th day of November A.D. 1998 letters testamentary duly issued out of said Circuit Court to said Grantor, which said letters are still in full force and effect,

NOW THEREFORE, The said executor, by virtue of the power and authority given to said executor in and by said last will and testament, and for and in consideration of the sum of One Hundred Sixty Five Thousand Dollars (\$165,000.00), in hand paid by the said Grantee(s), the receipt of which is hereby acknowledged; does hereby GRANT, SELL and CONVEY unto said Grantee(s) the following described real estate, to-wit:

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situated in Cook County, State of Illinois,

TOGETHER, WITH ALL and SINGULAR, the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said deceased had at the time of his death or which the said Grantor now has, in and to the said premises: TO HAVE and TO HOLD the same unto the said Grantee(s), as fully and effectually to all intents and purposes in law, as said Grantor might, could or ought to sell and convey the same, by virtue of the said will and testament above referred to.

IN WITNESS WHEREOF, the said Grantor, as executor of said last will and testament has hereunto set in hand and seal the day and year first above written.


ARNOLD R. MASHAK, As Executor Aforesaid (SEAL)

COPY
JUL - 6 1999
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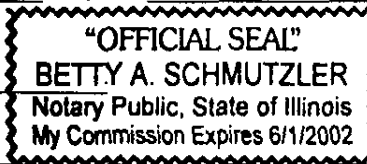
STATE OF ILLINOIS

COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Arnold R. Mashak, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24 day of JUNE, 19 99.


NOTARY PUBLIC



Future Taxes to Grantee's Address ()
OR to:

Return this document to:

Ubaldo, Alvaro & Florentino
Ortega
5149 W. Roscoe
Chicago, IL 60641

Jesus Perez
4071 S. Archer Avenue
Chicago, IL 60632

This instrument was Prepared by: UAW GM Legal Services Plan Attorney Erich Pavel III
Whose Address is: 101 Burr Ridge Pkwy. - Ste. 200, Burr Ridge IL 60521

* NOT AS TENANTS IN COMMON but as joint tenants

Cook County Clerk's Office