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Form No. 50R AMERICAN LEGAL FORMS, CHICAGO, IL (312) 372-1922

3987/0111 10 001 Page 1 of 2 1999-03-26 11:21:43 Cook County Recorder 23.50



ADMINISTRATOR'S DEED

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THIS DEED, made this 19th day of March, 1999,

between Victor H. Walchuk of the City of Chicago, County of Cook and State of Illinois, as Independent Administrator of the ESTATE OF MICHALINE NYKAZA,

DECEASED, hereinafter referred to as Grantor, and KARLA R. BALL

(The Above Space For Recorder's Use Only)

of 2629 North Hampden, of the City of Chicago, County of Cook and State of Illinois, hereinafter referred to as Grantee;

WHEREAS, Grantor was duly appointed Independent Administrator of the Estate of MICHALINE NYKAZA, Deceased, by the Circuit Court of Cook County, Illinois, on the 3rd day of June, 1998, in Cause Number 98 P 497 and has duly qualified as such Administrator and said Letters of Office are now in full force and effect.

WHEREAS, Grantor, as such Administrator of said Estate, did this day order the sale of the real estate belonging to said Deceased, as hereinafter described, to

WHEREAS, said Order of Court was entered on the 19th day of March, 1999, and the sum of FIFTY-NINE THOUSAND DOLLARS (\$59,000.00) was paid for the same.

NOW, THEREFORE, this DEED witnesseth, that Grantor, in consideration of the premises and the sum of FIFTY-NINE THOUSAND DOLLARS (\$59,000.00) to him in hand paid by Grantee, the receipt whereof is hereby acknowledged, does GRANT, SELL and CONVEY to KARLA R. BALL,

JOINT TENANCY, all the following-described real estate situated in the County of Cook and State of Illinois, and known and described as follows, namely: (See reverse side for legal description.)

Permanent Index Number (PIN): 17-03-103-028-1026

Address(es) of Real Estate: 1440 North Lake Shore Drive, Unit 7B, Chicago, Illinois 60610

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said MICHALINE NYKAZA, Deceased, in and to the premises.

TO HAVE and TO HOLD same unto said Grantees, not in tenancy in common, but in joint tenancy forever. IN WITNESS WHEREOF, Grantor, as Administrator aforesaid, has hereunto set his hand and seal the day and year first above written.

Victor H. Walchuk Independent Administrator For MICHALINE NYKAZA VICTOR H. WALCHUK Independent Administrator of the Estate of MICHALINE NYKAZA, Dec'd.

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



Victor H. Walchuk, Independent Administrator of the Estate of MICHALINE NYKAZA, Deceased, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as 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 19th day of March, 1999

Commission expires May 11, 1999. Alice D Borzym Notary Public

This instrument was prepared by Atty. Alice D. Borzym, 6650 No. Northwest Hwy., Suite 204 Chicago, Illinois 60631

UNOFFICIAL COPY

Legal Description

of premises commonly known as 1440 North Lake Shore Drive, Unit 7B, Chicago, Illinois

60610

UNIT NUMBER 7B AS DELINEATED ON SURVEY PLAT OF LOT 14 (EXCEPT THE SOUTH 5 FEET THEREOF) AND ALL OF LOTS 15, 16, 17, 18 AND 19 AND THE SOUTH 20 FEET OF LOT 20 IN POTTER PALMER'S RESUBDIVISION OF LOTS 1 TO 22, INCLUSIVE, IN BLOCK 4 OF CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH 18.83 CHAINS OF FRACTIONAL SECTION 3, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (CALLED "PARCEL"), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY, BUT AS TRUSTEE, UNDER TRUST NUMBER 29440, AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 21,361,283, AND AMENDMENT TO SAID DECLARATION RECORDED AS DOCUMENT 21,531,776 AND RE-RECORDED AS DOCUMENT 21,981,042, TOGETHER WITH AN UNDIVIDED .17% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AS SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND AMENDMENT TO SAID DECLARATION AND SURVEY PLATS).

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
MAY 25 1999
DEPT OF REVENUE
58.00
PB. 10760

COOK COUNTY
REAL ESTATE TRANSFER TAX
REVENUE
MAY 25 1999
STAMP
PA. 11425
084515

City of Chicago
Dept. of Revenue
200913



Real Estate
Transfer Stamp
\$442.50

03/26/1999 08:24 Batch 2712 5

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MAIL TO:

Mr. John Wolf
Attorney at (Name) Law
3901 North Lincoln
(Address)
Chicago, Illinois 60613
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

KARLA R. BALL
(Name)
1440 North Lake Shore Drive
(Address)
Unit 7B
Chicago, Illinois 60610
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____