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ADMINISTRATOR'S QUIT CLAIM DEED

WHEN RECORDED MAIL TO: Attorney Jonathan D. Oppenheimer 4054 N. Lincoln Ave., 2nd Fl. Chicago, IL 60618

SEND TAX BILLS TO: Avondale RED, LLC 175 E. Delaware, #7611 Chicago, IL 60611



Doc#: 1625616049 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 09/12/2016 11:55 AM Pg: 1 of 3

CT 16PSA318010M 60618 3019

Above Space for Recorder's Use Only

The GRANTOR, Paul S. Franciszkowicz, not individually, but solely as Special Administrator of the Estate of Eugenia Cykowski, Deceased, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and QUIT CLAIMS unto the GRANTEE, Avondale RED, LLC, an Illinois Limited Liability Company, of 175 E. Delaware, #7611, Chicago, Illinois 60611, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit A-

Property Address: 2905 N. Central Park, Chicago, Illinois 60618 Property Index Numbers: 13-26-222-013-0000

Subject only to the following, if any: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; any other Permitted Exceptions as identified on the Chicago Title Insurance Company Title Commitment 16PSA318012LP; and general real estate taxes not yet due and payable at the time of Closing.

This conveyance is made without warranty, express or implied, and is made by Paul S. Franciszkowicz, not individually, but solely as Special Administrator of the Estate of Eugenia Cykowski, Deceased, and on the condition that Paul S. Franciszkowicz shall not have any liability in his individual capacity on any agreement, warranty or indemnity herein contained, express or implied. Any recourse under and by virtue of this Deed shall be against the aforesaid Estate only.

In witness whereof, the Grantor, Paul S. Franciszkowicz, not individually, but solely as Special Administrator of the Estate of Eugenia Cykowski, Deceased, has caused his name to be signed to this Deed dated this 24th day of August, 2016.

Paul S. Franciszkowicz, Special Administrator of the Estate of Eugenia Cykowski, Deceased

S V P 3 S N SC V INT

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Paul S. Franciszkowicz, not individually, but solely as Special Administrator of the Estate of Eugenia Cykowski, Deceased, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that he signed and delivered the same instrument as his free and voluntary act and deed as the Special Administrator of the Estate of Eugenia Cykowski, Deceased, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 29th day of August, 2016.

Jennifer L Fortini
Notary Public

My Commission Expires: 03/24/18

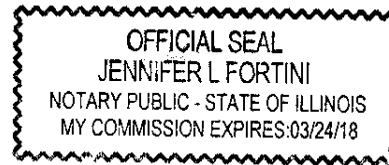


Table with 2 columns: Tax Type, Amount. Rows: CHICAGO (1,938.75), CTA (775.50), TOTAL (2,714.25)

13-26-222-013-0000 | 20160801642646 | 1-691-425-600
* Total does not include any applicable penalty or interest due.

Table with 2 columns: Tax Type, Amount. Rows: COUNTY (129.25), ILLINOIS (258.50), TOTAL (387.75)

13-26-222-013-0000 | 20160801642646 | 0-536-173-376

THIS INSTRUMENT WAS PREPARED BY:
FMS Law Group LLC
200 W. Monroe Street, Suite 750
Chicago, Illinois 60606

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Exhibit A

PROPERTY ADDRESS: 2905 N. Central Park, Chicago, Illinois 60634

PIN: 13-26-222-013-0000

LEGAL DESCRIPTION:

LOT 45 IN BLOCK 1 IN WILLIAM E. MATTERMAN'S MILWAUKEE AVENUE SUBDIVISION OF LOTS 15 AND 16 IN BRAND'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office