

UNOFFICIAL COPY

ADMINISTRATOR'S DEED



2204915005D

Doc# 2204915005 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/18/2022 09:44 AM PG: 1 OF 3

THIS DEED made this 20th day of January 2022 by **BEATA BEDNARZ, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF HELENA NAGLAK, Deceased**, hereinafter referred to as Grantor, and **BEATA BEDNARZ**, hereinafter referred to as Grantee:

WHEREAS, Grantor was duly appointed **Independent Administrator of the Estate of HELENA NAGLAK, Deceased** by the Circuit Court of Cook County, Probate Division on the 8th day of **December 2020** in Case Number **2020 P 00583F** and is duly qualified as such Administrator and said letters of Office are now in full force and effect.

NOW, THEREFORE, this Deed witnessed, that Grantor, in exercise of the Power of Sale granted to said Administrator and in consideration of the sum of **TEN & 00/100 DOLLARS (\$ 10.00)** to her in hand paid by Grantee, the receipt whereof is hereby acknowledged, does **GRANT, SELL and CONVEY** to

BEATA BEDNARZ, of 7304 Maple Drive, Justice, IL 60458, the following described Real Estate situated in the County of Cook and State of Illinois, and known and described as follows, namely:


UNIT 7304 LOT 62 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ARBORS OF JUSTICE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96689105, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST ¼ AND PART OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: **18-26-102-054-1076**

Address (es) of Real Estate: **7304 Maple Drive, Justice, IL 60458**

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said, **ESTATE OF HELENA NAGLAK, Deceased**, in and to the premises.

IN WITNESS WHEREOF, Grantor, as Independent Administrator aforesaid, has hereunto set her hand and seal the day and year first above written.

 (Seal)
BEATA BEDNARZ, Independent Administrator of the Estate of HELENA NAGLAK, Deceased

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State of Illinois

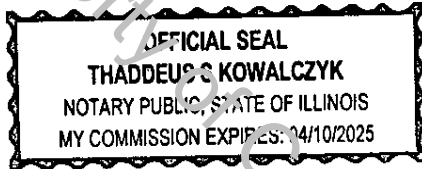
County of Cook

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that **BEATA BEDNARZ, Independent Administrator of the Estate of HELENA NAGLAK**, is 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 she sealed and delivered the said instrument as her 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 January 20, 2022.

Commission expires: 4-10-25

NOTARY PUBLIC



EXEMPT UNDER PROVISIONS OF PARAGRAPH (F), SECTION 35 ILCS 200/31-45, REAL ESTATE TRANSFER ACT.

Date: January 20, 2022

Beata Bednarz
Grantor, Grantee or Agent

This instrument was prepared by

Thaddeus S. Kowalczyk, Attorney at Law, 6052 West 63rd Street, Chicago, Illinois 60638-4342

MAIL TO:

Ted Kowalczyk Esq.
6052 West 63rd Street
Chicago, IL 60638-4342

SEND SUBSEQUENT TAX BILLS TO:

Beata Bednarz
7304 Maple Drive
Justice, IL 60458

REAL ESTATE TRANSFER TAX

17-Feb-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

18-26-102-054-1076

| 20220201628730 | 0-899-738-000

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STATEMENT BY GRANTOR AND GRANTEE

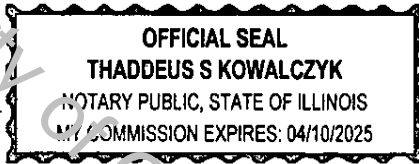
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 20, 2022

Signature: Ben Ben
Grantor/Agent

Subscribed and sworn to before me
by the said Grantor/Agent
on January 20, 2022

Notary Public Thaddeus Kowalczyk



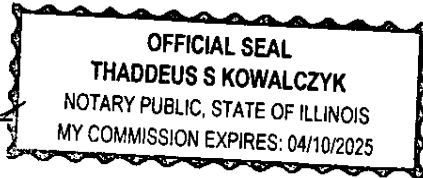
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 20, 2022

Signature: Ben Ben
Grantee/Agent

Subscribed and sworn to before me
by the said Grantee/Agent
on January 20, 2022

Notary Public Thaddeus Kowalczyk



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 31 of the Illinois Real Estate Transfer Tax Act)