

# UNOFFICIAL COPY

Doc#. 2213301178 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/13/2022 10:19 AM Pg: 1 of 3

Dec ID 20220401694142  
ST/CO Stamp 0-843-184-016 ST Tax \$225.00 CO Tax \$112.50

22BSC23817SLP 1/2 TK  
RM

## ADMINISTRATOR'S DEED ILLINOIS STATUTORY

(Joint Tenants)

THIS ADMINISTRATORS' DEED, made this 13<sup>th</sup> day of April, 2022, by MARTIN BLOCKY <sup>Independent</sup> ADMINISTRATOR OF THE ESTATE OF RANDY B. PETERSEN, DECEASED, having a primary mailing address of 5498 Caminito Bayo La Jolla, CA 92037 (the "GRANTOR"), and JAN SZAFIARSKI AND BARBARA SZAFIARSKA HUSBAND AND WIFE AND DARIUSZ SZAFIARSKI, an unmarried man and currently residing at 200 Inwood Dr. Apt 215, Wheeling, IL 60090, not as tenants in common but as joint tenants with rights of survivorship (the "GRANTEE").

WHEREAS, the Grantor was duly appointed Independent Administrator of the Estate of Randy B. Petersen, deceased, by the Circuit Court of Cook County, Illinois on December 10, 2021, in Case Number 2021-P-007030 and has duly qualified as such Independent Administrator and said letters of office are now in full force and effect.

NOW THEREFORE, this Administrator's Deed witnesseth that Grantor, in exercise of the Power of Sale granted to said Independent Administrator, and in consideration of the sum of Two Hundred Twenty Five Thousand Dollars and 00/100 (\$225,000.00), paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, does grant, sell and convey to Grantee, in severalty, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**UNIT NUMBER 7-2 IN COVINGTON MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 27412916 AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS**

TOGETHER WITH ALL right, title and interest whatsoever, at law or in equity of said Randy B. Petersen, deceased, in and to the premises.

SUBJECT TO: Covenants, conditions, and restrictions of record, public and utility easements; acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of Closing.

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

TO HAVE AND TO HOLD said premises not as tenants in common but as joint tenants with rights of survivorship, forever.

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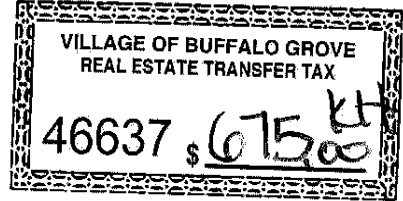
Permanent Real Estate Index Number(s): 03-08-201-038-1038

Address(es) of Real Estate: 407 COVINGTON TERRACE, BUFFALO GROVE, IL 60089

Dated: April 13, 2022

*M Block*  
\_\_\_\_\_

MARTIN BLOCK, Independent Administrator  
Of the Estate of Randy E. Petersen, deceased.



STATE OF CALIFORNIA, COUNTY OF SAN DIEGO

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY MARTIN BLOCK, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 13<sup>th</sup> day of APRIL, 20 22.

*See Attached*

\_\_\_\_\_  
(Notary Public)

**Prepared by:**

Jeffrey D. Woods, Esq.  
1150 Wilmette Ave., Suite 2  
Wilmette, IL 60091

**Mail to:**

MAN SZAFIARSKI, DARIUSZ SZAFIARSKI, BARBARA SZAFIARSKI  
407 Covington Terrace  
Buffalo Grove, IL 60089

**Name and Address of Taxpayer:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

**UNOFFICIAL COPY**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of San Diego )

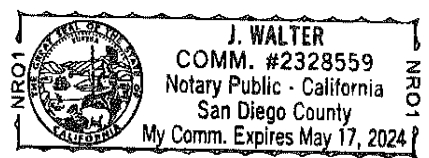
On April 13, 2022 before me, J. Walter Notary Public  
(here insert name and title of the officer)

personally appeared Martin Jeffrey Block

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature J. Walter

(Seal)

## Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) \_\_\_\_\_ Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

| Method of Signer Identification                     |  |
|---|--|
| Proved to me on the basis of satisfactory evidence: |  |
| <input type="radio"/> form(s) of identification     | <input type="radio"/> credible witness(es)       |
| Notarial event is detailed in notary journal on:    |  |
| Page # _____  | Entry # _____                                    |
| Notary contact: _____                               |  |
| Other   |  |
| <input type="checkbox"/> Additional Signer(s)       | <input type="checkbox"/> Signer(s) Thumbprint(s) |
| <input type="checkbox"/>                            | _____  |