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2235534008D

PREPARED BY:
Codilis & Associates, P.C.
Christine Coates, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc# 2235534008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/21/2022 09:55 AM PG: 1 OF 2

MAIL TAX BILL TO:

Miroslaw Ziaja
33W. Sandpiper Ln
Lake Forest, IL 60045

MAIL RECORDED DEED TO:

Joseph Lazara
7246 W Touhy Ave.
Chicago, IL 60631


SPECIAL WARRANTY DEED



THE GRANTOR, American Advisors Group, of 18200 Von Karman Ave 10th Floor Irvine, CA 92612, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, hereby GRANTS, BARGAINS, SELLS, and CONVEYS to THE GRANTEE(S) Miroslaw Ziaja, a married man of 33 W Sandpiper Ln Lake Forest, IL 60045, all of the following described land and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

LOT 55 (EXCEPT THE WEST 35 FEET THEREOF) AND LOT 56 (EXCEPT THE EAST 30 FEET THEREOF) IN SHARPSHOOTERS PARK, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-21-300-028-0000
PROPERTY ADDRESS: 724 W 116th Street, Chicago, IL 60628

Together with all and singular hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

| REAL ESTATE TRANSFER TAX | | 21-Dec-2022 |
|---|---------------|---------------|
|  | CHICAGO: | 701.25 |
| | CTA: | 280.50 |
| | TOTAL: | 981.75 |

| REAL ESTATE TRANSFER TAX | | 21-Dec-2022 |
|--|---|---------------|
|  |  | COUNTY: |
| | | 46.75 |
| | | ILLINOIS: |
| | | 93.50 |
| | | TOTAL: |
| | | 140.25 |

25-21-300-028-0000 | 20221201616246 | 1-676-426-576

25-21-300-028-0000 | 20221201616246 | 0-415-620-432


* Total does not include any applicable penalty or interest due.

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Special Warranty Deed *Continued*

Dated this 10/27/22

American Advisors Group

By: 
LRES Corp., authorized agent for Compu-Link Corporation
dba Celink as attorney in fact EVERETT KELLIS

STATE OF CALIFORNIA)
) SS.
COUNTY OF ORANGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, EVERETT KELLIS ASSET MANAGER, American Advisors Group, by LRES Corp., authorized agent for Compu-Link Corporation dba Celink as attorney in fact personally known to me to be the same person(s) whose name(s) is/are 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.

Given under my hand and notarial seal, this October 27, 2022

Notary Public CHRISTINA R AVINA
My commission expires: Feb. 7, 2026

Exempt under the provisions of paragraph _____
Section 4, of the Real Estate Transfer Act _____ Date _____
Agent.

