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INDEPENDENT EXECUTOR'S
DEED
(ILLINOIS)

Doc#: 2327906260 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/06/2023 12:16 PM Pg: 1 of 2

Dec ID 20230901639668
ST/CO Stamp 1-573-999-568 ST Tax \$170.00 CO Tax \$85.00

THE GRANTOR(S), JOHN KALINOWSKI, as Independent Executor of the Estate of Anna Wierdak, deceased, as to 1/2 interest, by virtue of letters of office issued to JOHN KALINOWSKI by the Circuit Court of Cook County, State of Illinois under Docket Number 2023P001263, and in exercise of the power of sale granted to her by said the Illinois Probate Act, and in consideration of the sum of \$170,000.00 Dollars, receipt whereof is hereby acknowledged, does hereby quit claim and convey unto:

GRANTEES: MARIO RUIZ, an unmarried man
GRANTEES ADDRESS:

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE REVERSE FOR LEGAL DESCRIPTION

P. I. N.: 12-16-312-015-0000
ADDRESS OF REAL ESTATE: 4148 Goss Ave., Schiller Park, IL 60176

Property is sold "AS IS".

DATED: October 2, 2023

John Kalinowski (SEAL)
JOHN KALINOWSKI, not individually but as Independent Executor of the Estate of Anna Wierdak

State of Illinois, County of Cook ss. I the undersigned Notary Public in and for said County, in the State Aforesaid, DO HEREBY CERTIFY that JOHN KALINOWSKI, as independent executor of the Estate of Anna Wierdak, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such independent administrator for the uses and purposes therein set forth.

Given under my hand and official seal, this October 2, 2023

Commission expires 7/27/24

[Signature]
NOTARY PUBLIC



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LEGAL DESCRIPTION

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Undivided one-half (1/2) interest in:

THE NORTH 1/2 OF LOT 2 IN BLOCK 9 IN VOLK BROTHERS HOME ADDITION TO SCHILLER PARK, BEING A SUBDIVISION OF LOTS 1 TO 11 INCLUSIVE IN WEHRMAN'S ADDITION TO KOLZE, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF IRVING PARK BOULEVARD (EXCEPT THE SOUTH 417.42 FEET OF THE EAST 660.25 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

Address: 4148 Goss Avenue, Schiller Park, Illinois 60176

P.I.N.: 12-16-312-015-0000

SUBJECT TO, IF ANY: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and the general real estate taxes not due and payable at the time of closing.

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

THIS DOCUMENT PREPARED BY:

Richard S. Chelminski, P.C.
8041 North Milwaukee Avenue
Niles, IL 60714

MAIL TAX BILL TO:

MARIO RUIZ
4148 Goss Avenue
Schiller Park, Illinois 60176

MAIL RECORDED DEED TO:

Mario Ruiz
4148 Goss Avenue
Schiller Park, Illinois 60176