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Karen A. Yarbrough
Cook County Clerk
Date: 12/29/2023 09:40 AM Pg: 1 of 2

Dec ID 20231201693467
ST/CO Stamp 1-053-892-656 ST Tax \$295.00 CO Tax \$147.50

ADMINISTRATOR'S DEED

PT 23-96414
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THIS ADMINISTRATOR'S DEED, made this 12th day of December, 2023, by CHELSIE SCOGGIN-CHANG, as Independent Administrator of the Estate of Woo Chang, deceased, having a primary mailing address of 2231 Glenview Ct. Schaumburg, Illinois 60194 (the "GRANTOR") and PAWEL BUDZ, a married/unmarried man currently residing at 3709 Wilke Rd., Rolling Meadows, Illinois 60008 (the "GRANTEE").

WHEREAS, the Grantor was duly appointed Independent Administrator of the Estate of Woo Chang, deceased, by the Circuit Court of Cook County, Illinois on March 30, 2023, in Case Number 2023-P-001400 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 in and by the Will of Woo Chang, decedent, and in consideration of the sum of Two Hundred Ninety Five Thousand and 00/100 DOLLARS (\$295,000.00), 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:

PARCEL 1: LOT 13 IN ROBERTS FARMS SUBDIVISION BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR PURPOSES OF REPAIRING AND MAINTAINING A WELL AND DRAWING WATER FROM SAID WELL, LOCATED ON THE SOUTH 20 FEET OF LOT 14 IN ROBERTS FARMS SUBDIVISION AFORESAID, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT OF WATER RIGHTS RECORDED FEBRUARY 14, 1985, AS DOCUMENT NO. 27442789.

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

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


The Grantee may not sell the Property for any sales price within 30 days of the date of this deed. For the period between 31 and 90 calendar days after the date of this deed, the Grantee is prohibited from selling the property for a gross sales price greater than 120% of the consideration provided for in this deed. These restrictions shall run with the land and are not personal to the Grantee named herein.

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TO HAVE AND TO HOLD said premises in severalty, forever.

Permanent Real Estate Index Number(s): 02-20-101-015-0000
Address(es) of Real Estate: 2217 W. Palatine Road, Inverness, IL 60067

Dated: December 12, 2023




CHELSIE SCOGGIN-CHANG,
as Independent Administrator of the
Estate of Woo Chang

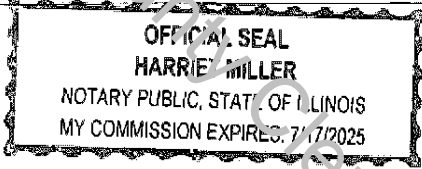
STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CHELSIE SCOGGIN-CHANG, 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 12th day of December, 20 23.



(Notary Public)



Prepared by:
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