

# UNOFFICIAL COPY



First American Title Insurance Company

## GUARDIAN'S DEED Individual

FIRST AMERICAN TITLE order # 0336510024  
1004



Doc#: 0336510024  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/31/2003 08:48 AM Pg: 1 of 3

Patrick T. Murphy, Public Guardian of Cook County, and Guardian of the Estate of LAVERNE BARNARD, a disabled person, ("Guardian"), as Grantor, and MARQUETTE BANK TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED MARCH 24, 1998 AND KNOWN AS TRUST NO. 14401, as Grantee,

WHEREAS, Patrick T. Murphy, Public Guardian of Cook County, and Guardian of the Estate of LAVERNE BARNARD, a disabled person, ("Ward") who resides in the City of Chicago, County of Cook, IL, and that thereafter proceedings were instituted in the Probate Court of Cook County, IL, as Case No. 02 P 2105, Docket 290, Page 326, to probate the estate of said Ward and on 06/14/2002, Grantor was duly appointed and qualified as the Guardian of said estate, and letters issued out of said court to Grantor, and said letters are now in full force and effect, and

NOW THEREFORE, in consideration of the sum of Four Hundred Fifteen Thousand and 00/100 Dollars (\$415,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the Guardian of the said estate does hereby grant, sell and convey to MARQUETTE BANK TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED MARCH 24, 1998 AND KNOWN AS TRUST NO. 14401 to have and to hold forever all of the Guardian's and Estate's right, title and interest, as Guardian in and to the following described real estate:

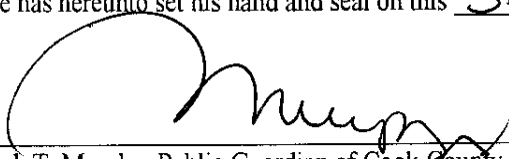
LOT 18 IN BLOCK 12 IN YERKES' SUBDIVISION OF BLOCKS 33 TO 36 AND 41 TO 42, ALL INCLUSIVE IN OGDEN AND OTHERS' SUBDIVISION IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions, restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for the year 2003 and subsequent years.

Permanent Real Estate Index Number(s): 14-19-319-018-0000

Address(es) of Real Estate: 3329 N. Bell Avenue, Chicago, IL 60618

IN WITNESS WHEREOF, the said Grantor, Patrick T. Murphy, Public Guardian of Cook County as Guardian of the said estate has hereunto set his hand and seal on this 31<sup>st</sup> day of December, 2003.

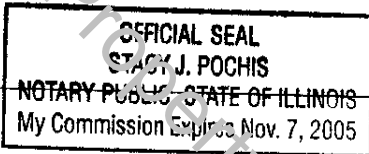
  
Patrick T. Murphy, Public Guardian of Cook County, Guardian of the Estate of LAVERNE BARNARD, a disabled person

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Patrick T. Murphy, Public Guardian of Cook County and Guardian of the Estate of Laverne Barnard, a disabled person**, 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 instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 5th day of December, 20 03.



*Stacy Pochis*

Notary Public

**Prepared by:**

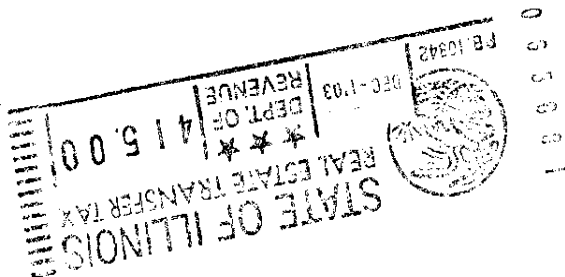
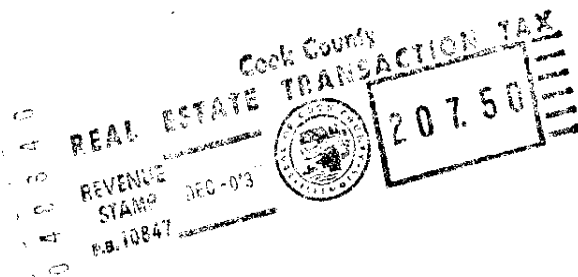
William Pecquet  
77 W. Wacker Dr., #3200  
Chicago, IL 60601

**Mail To:**

Bernard Lord  
Attorney at Law  
2940 W. 95th Street  
Evergreen Park, IL 60805

**Name and Address of Taxpayer:**

Edward Bilanzic  
9813 S. Kilbourn Avenue  
Oaklawn, IL 60453



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First American Title Insurance Company

## ALTA LOAN AND EXTENDED COVERAGE STATEMENT

FATIC No.: 655699

Date: 12/10/2003

With respect to the land described in the above commitment number, the signatories herein make the following statements for the purpose of inducing First American Title Insurance Company to issue the subject title policies.

### STATEMENT OF SELLER(S) AND PURCHASER(S)

The seller(s) and purchaser(s) certify that, to the best of their knowledge and belief:

- 1) No contracts for the furnishing of any labor or material to the land or the improvements thereon, and no security agreements or leases in respect to any goods or chattels that have or are to become attached to the land or any improvements thereon as fixtures, have been given or are outstanding that have not been fully performed and satisfied;
- 2) No unrecorded leases to which the land may be subject are for more than a three-year term or contain an option to purchase, right of renewal or other unusual provisions;
- 3) That there are no unrecorded contracts, deed, mortgage, leases or options affecting the subject property, except as follows:

NONE

- 4) That the only occupants of the subject property are the sellers or purchasers. (If other than sellers or purchasers, give names and interest held.)

NONE

### STATEMENT OF MORTGAGOR(S)

The mortgagor(s) (if any) certifies that the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and the obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers or pledges thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representative or assigns.

**Seller or Owner**

**Purchaser**

(SEAL)

Patrick T. Murphy, Public Guardian of Cook County as Guardian of the estate of LAVERNE BARNARD, a disabled person

MARQUETTE BANK TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED MARCH 24, 1998 AND KNOWN AS TRUST NO. 1440, BY EDWARD BILANZIC

### LENDER'S DISBURSEMENT STATEMENT

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment number were fully disbursed to or on the order of the mortgagor on \_\_\_\_\_ and, to the best knowledge and belief of the undersigned, the proceeds are not to be used to finance the making of future improvements or repairs on the land.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

