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Chicago Title Insurance Company

General Warranty Deed



0502102345D

Doc#: 0502102345
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/21/2005 10:09 AM Pg: 1 of 3

NW61510192 of 1073

Property of Cook County Clerk's Office

TOD ROTTMAN, Guardian of the Estate of Herbert R. Rottman, a disabled person, as Grantor, and Kathy Valencia a single person, as Grantee,

WHEREAS, HERBERT R. ROTTMAN resided in the City of CHICAGO, County of COOK, STATE of ILLINOIS and Tod Rottman was appointed successor Guardian of the Estate on October 21, 2004 and that thereafter proceedings were instituted in the Circuit Court of Cook County, State of Illinois, as Case No. 2002 P 004783, order granting approval to sell the Estate of Herbert R. Rottman entered on December 23, 2004, 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 \$263,000.00 DOLLARS, the receipt of which is hereby acknowledged, the Guardian of the said Estate does hereby grant, sell and convey to Kathy Valencia, a single person to have and to hold forever all of the Guardian's right, title and interest, as Guardian in and to the following described real estate:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF

SUBJECT TO: General Real Estate taxes not yet due and owing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of Illinois.

Permanent Real Estate Index Number(s): 13-27-218-034-0000
2942 N. Kenosha, Chicago, Illinois 60641

IN WITNESS WHEREOF, the said Grantor, Tod Rottman as Guardian of the said estate has hereunto set his hand and seal on this 31st day of December, 2004.

Tod Rottman, Guardian of the Estate of Herbert R. Rottman

Tod Rottman, Guardian of the Estate of
Herbert R. Rottman, as disabled person

BOX 333-CT

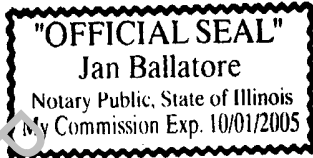
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STATE OF ILLINOIS COUNTY OF COOK

Jan Ballatore

I, ~~Jerome G. McSherry~~, a Notary Public, do hereby certify that Tod Rottman, as Guardian of the Estate of Herbert R. Rottman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on this 31st day of December, 2004.



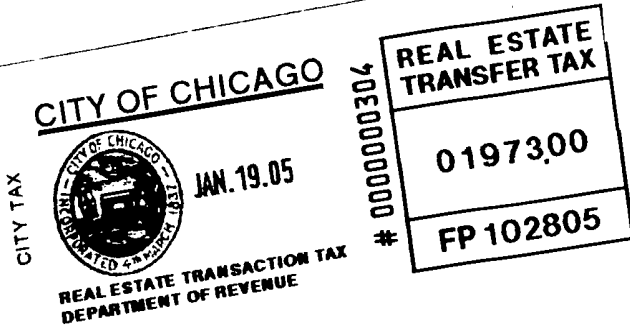
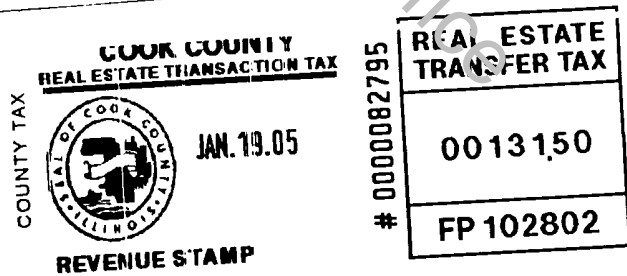
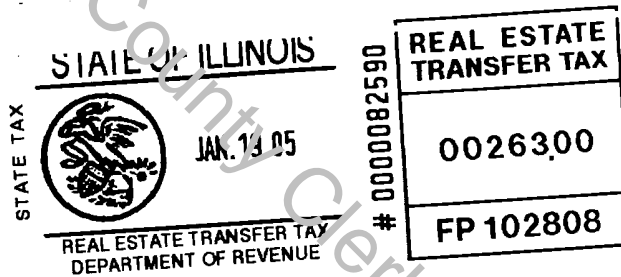
Jan Ballatore (Notary Public)

Prepared By: Jerome G. McSherry
121 S. Wilke Rd. Suite 407
Arlington Heights, IL 60005

Mail To:

Kathy Valencia
2942 N. Kenosha
Chicago, IL 60641

POSTAGE METER SYSTEMS



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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A (CONTINUED)

ORDER NO.: 1401 NW6151019 ZNA

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THE SOUTH 6 FEET OF THE EAST 1/2 OF LOT 2 AND THE NORTH 32 FEET OF THE EAST 1/2 OF LOT 3 IN BLOCK 10 IN CUSHINGS SUBDIVISION OF THE WEST 50 ACRES OF THE NORTH 120 ACRES OF THE NORTHEAST 1/4 OF SECTION 27 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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