

UNOFFICIAL COPY

GUARDIAN DEED

GRANTORS, *Joseph R Thomas*, disabled person, by and through his legal guardian, *Michael Thomas*, and *Carol M. Thomas*, husband and wife, not as tenants in common, but as joint tenants, parties of the second part;

WHEREAS, *Joseph R. Thomas* and *Carol M. Thomas*, resided at 4826 N. Oak Park Avenue, Chicago, the County of Cook and State of Illinois, and *Joseph R. Thomas* was adjudicated a Disabled Person by the 18th Judicial Court for DuPage County, Illinois, as Case No. 08 P 346 in the petition for guardianship of said Disabled Person and on May 14, 2008, *Michael Thomas* was duly appointed and qualified as the GUARDIAN of said estate, and letters issued out of said court to the GUARDIAN, and said letters are now in full force and effect, and

NOW THEREFORE, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby duly acknowledged, the GRANTORS, *Joseph R. Thomas*, by and through his legal GUARDIAN, *Michael Thomas*, and *Carol M. Thomas*, do hereby Convey and Quit Claim any and all interests to GRANTEE, *Carol M. Thomas*, individually, to have and to hold forever all of the GRANTOR'S right, title and interest, in and to the following described Real Estate, 4826 N. Oak Park Avenue, Chicago, situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

LOT ONE (1) IN BLOCK EIGHT (8) IN W.F. KAISER AND COMPANY'S RIDGEMOOR TERRACE, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH EAST QUARTER AND THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

Commonly Known as: 4826 N. Oak Park Avenue, Chicago, IL 60650

Property Index Number: 13-07-417-011

together with the tenements and appurtenances thereto belonging.

SUBJECT TO: general taxes for the year 2007 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

And the said grantors hereby waiving and releasing any and all rights or benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD SAID PREMISES, any and all interest forever,

Date: 8/9/08

Michael Thomas Guardian

Seal: Michael Thomas, Guardian of the Estate of Joseph R. Thomas

Date: 9/9/08

Carol M. Thomas
Seal: Carol M. Thomas

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set hand and seal this 9th day of August, 2008.

Michael Thomas Guardian
Seal: Michael Thomas, GUARDIAN of the Estate of Joseph R. Thomas

Carol M. Thomas
Seal: Carol M. Thomas



Doc#: 0825645050 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2008 11:46 AM Pg: 1 of 3

(Reserved for Recorder's Use Only)

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STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, PEGGY A. PRATSCHER, an attorney and a Notary Public in and for said County, in the State of Illinois, do hereby certify MICHAEL THOMAS, GUARDIAN of the estate of Joseph R. Thomas, 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, sealed and delivered said instrument as his free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this 9th day of August, 2008.

Peggy A Pratscher
NOTARY PUBLIC

(Seal)

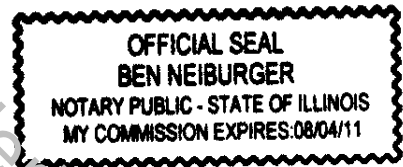
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, Ben Neiburger, an attorney/~~non-attorney~~ and a Notary Public in and for said County, in the State of Illinois, do hereby certify CAROL M. THOMAS, 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 she signed, sealed and delivered said instrument as her free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this 9th day of September, 2008.

Ben Neiburger
NOTARY PUBLIC

(Seal)



Prepared By:
Peggy Pratscher,
Peggy A. Pratscher, Ltd.
2100 Manchester Rd. Suite 501A
Wheaton, IL 60187

Return Mail to:
Ben Neiburger
Neiburger Law, Ltd
747 N. Church Road, Suite B4B
Elmhurst, IL 60126

Mail Subsequent Tax Bills to:
Carol M. Thomas
4826 N. Oak Park Ave.
Chicago, IL 60656

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 9/12/08

Signature Amy D. Pokras
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Amy Pokras
THIS 12 DAY OF Sept
2008.

Stamp
EXPIRES 12/5/10

NOTARY PUBLIC Sue Roberts-Kurpis, Esq
Cook County

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 9/12/08

Signature Amy D. Pokras
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Amy Pokras
THIS 12 DAY OF Sept
2008.

Stamp
EXPIRES 12/5/10

NOTARY PUBLIC Sue Roberts-Kurpis, Esq
Cook County

Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]