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INDIVIDUAL/GUARDIAN DEED
Statutory (Illinois)

Doc#: 1405812045 Fee: \$80.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/27/2014 01:37 PM Pg: 1 of 2

MAIL TO:

~~Julita Kocinski~~ EDWARD Eddinger
~~401 E. North Avenue Suite 1~~ 170 GROVE AVE #B
~~Villa Park, IL 60181~~ DES PLAINES, IL 60016

NAME & ADDRESS TAXPAYER:

Edward Eddinger
170 Grove Avenue #B
Des Plaines, IL 60016

CT ST 514-239 PK

MARGARET V. WALCZAK, a widow, as to an undivided 75% interest, 186 Ardmore Road, Des Plaines, Illinois 60016 and

MARGARET WALCZAK, the appointed and qualified guardian of **JOHN LITSCHER**, a minor, as to an undivided 25% interest, 186 Ardmore Road, Des Plaines, Illinois under letters issued from the Circuit Court of Cook County, Illinois, as Grantors, and **EDWARD EDDINGER**, 507 Springwater Drive, Wentzville, Missouri 63385, as Grantee.

On February 7, 2014, **MARGARET WALCZAK** was duly appointed and qualified as the guardian of the estate of **JOHN LITSCHER**, a minor, and letters were issued out of said court to Grantor, and the letters are now in full force and effect.

MARGARET WALCZAK, the guardian of **JOHN LITSCHER**, a minor, on February 7, 2014 filed a petition in the Circuit Court of Cook County, in case no. 2014 P 595 requesting an order to sell the interest in this real estate belonging to the ward. The Circuit Court, after hearing the application, on February 7, 2014 did by order, empower and direct the guardian to sell the real estate to **EDWARD EDDINGER**.

Therefore, in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, the receipt of which is acknowledged the Grantors do grant, sell and convey to **EDWARD EDDINGER**, as Grantee, to have and to hold forever all of the Grantor's right, title and interest, in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Building 15, Unit 1-B in River's Edge Condominium as delineated on a survey of the following described real estate:

Certain blocks and that part of the unidentified outlot in River's Edge Planned Unit Development of the West 1/2 of the Northwest 1/4 of Section 16, Township 41 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium filed as

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document LR 3212037, together with its undivided percentage interest in the common elements in Cook County, Illinois.

SUBJECT TO: general real estate taxes not due and payable at the time of closing, 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 property.

Permanent Index Number: ~~09-34-214-005~~ 09-16-100-071-1059

Property Address: 170 Grove Avenue #B, Des Plaines, Illinois 60016

DATED this 14th day of February, 2014


Margaret V. Walczak

MARGARET V. WALCZAK

Margaret Walczak

MARGARET WALCZAK, the appointed and qualified guardian of **JOHN LITSCHER**, a minor

State of Illinois)
) SS
 County of Cook)

53
 REAL ESTATE TRANSFER TAX \$ 2.00 PER 1,000.00
 NO. 53863 #B
 02/14 170 GROVE AVE
 CITY OF DES PLAINES

I, the undersigned, a notary public in and for said County and State do hereby certify that **MARGARET V. WALCZAK** and **MARGARET WALCZAK**, the appointed and qualified guardian of **JOHN LITSCHER**, a minor, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as an individual and as the appointed and qualified guardian of **JOHN LITSCHER**, a minor, as herein mentioned, she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal, this 13th day of February, 2014.

OFFICIAL SEAL
 KAREN A. LAMONT
 Notary Public - State of Illinois
 My Commission Expires Dec 23, 2014

Karen A. Lamont

 Notary Public

Name and Address of Preparer: Karen A. Lamont
 1824 Stewart Avenue
 Park Ridge, IL 60068

REAL ESTATE TRANSFER	02/13/2014
COOK	\$59.00
ILLINOIS:	\$118.00
TOTAL:	\$177.00

