

DATED: March 18, 2014

UNOFFICIAL COPY

GUARDIAN'S DEED

ROBERT F. HARRIS, Public Guardian of Cook County and Guardian of the Estate and Person of Walter Zemgulis, as Grantor, and Lucas Augustyn, an unmarried man, individually, as Grantee.

WHEREAS, heretofore proceedings were instituted in the Probate Division of the Circuit Court of Cook County, Illinois on behalf of Walter Zemgulis, A Disabled Person, and the above-named Grantor was duly appointed Guardian of the estate and person of said disabled person; and

WHEREAS, thereafter in said cause, an order was entered on February 10, 2014, directing Grantor, as Guardian to sell the real estate hereinafter described, and the Court approved and confirmed said sale;

NOW THEREFORE, the Grantor, as Guardian, in consideration of the sum of TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, the receipt of which is hereby acknowledged, does hereby grant, sell and convey all right, title and interest held by Walter Zemgulis, to wit, a whole undivided interest, to Lucas Augustyn, of Chicago, County of Cook and State of Illinois, as Grantee, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 408 in Merrimac Square Condominium no. 3, as delineated on a survey of the following described parcel of real estate: Lots 1 and 4 in Pontarelli Subdivision at Merrimac Square planned unit development, being a subdivision of part of the fractional southeast 1/4 of Section 18, Township 40 north, Range 13 east of the 3rd Principal Meridian, according to the plat thereof recorded January 22, 1992, as document #92042350, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded May 5, 1993 as Document #93337398, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: Perpetual, non-exclusive easement for the benefit of Parcel 1 for ingress and egress over, along and upon the land, as set forth, and delineated in Exhibit "A" of document #92607113, for driveways, walkways, common parking and park areas as created by declaration of common easements and maintenance agreement dated August 7, 1992 and recorded August 14, 1992 as document #92607113 by and among Parkway Bank and Trust Company as trustee under trust agreement dated June 9, 1991 and known as trust #10345, Parkway Bank and Trust Company as trustee under trust agreement dated November 5, 1991 and known as trust #10176 and Parkway Bank and Trust Company as trustee under trust agreement date June 1992 and known as trust #10346.

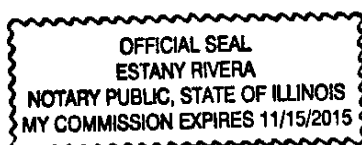
Parcel 3: The exclusive right to the use of parking space no. P-32 and storage space no. S-28, limited common elements as delineated on the survey attached to the declaration aforesaid, recorded as document #93337398, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject only to general real estate taxes not due and payable at the time of closing and restrictions of record.

Permanent Index Number: PIN # 13-18-409-034-1028
Property Address: 6530 West Irving Park Road, Unit 408

IN WITNESS WHEREOF, the said Grantor, as Guardian of Walter Zemgulis, has hereunto set his hand this 18th day of March, 2014.



SPSSCINT

ROBERT F. HARRIS,
Cook County Public Guardian and Plenary
Guardian of the Estate and Person of
Walter Zemgulis, A Disabled Person



Doc#: 1409441031 Fee: \$60.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/04/2014 11:15 AM Pg: 1 of 2

BOX 334 CTN

STATE OF ILLINOIS

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) SS.

COUNTY OF COOK

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I, Estany Rivera, hereby certify that **ROBERT F. HARRIS**, Cook County Public Guardian and Plenary Guardian of the Estate and Person of Walter Zemgulis, 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 the said instrument as his free and voluntary act and deed as such guardian for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18TH day of March, 2014.

Estany Rivera
NOTARY PUBLIC



Commission expires: 11/15/2015

This instrument was prepared by _____, Attorney at Law, Office of the Public Guardian, 69 West Washington Street, Suite 700, Chicago, Illinois 60602.


NAME AND ADDRESS OF TAXPAYER:

MAIL TO:

Anthony DeFaria
707 Spahn's Blvd #410
Northbrook IL 60062

REAL ESTATE TRANSFER		03/18/2014	
		COOK	\$67.75
		ILLINOIS:	\$135.50
		TOTAL:	\$203.25

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REAL ESTATE TRANSFER		03/18/2014	
		CHICAGO:	\$1,016.25
		CTA:	\$406.50
		TOTAL:	\$1,422.75

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