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Doc#: 1606157311 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/01/2016 01:42 PM Pg: 1 of 2

WARRANTY DEED

1/2

Dec ID 20160201672082
ST/CO Stamp 1-035-237-952 ST Tax \$500.00 CO Tax \$250.00
City Stamp 1-455-274-560 City Tax: \$5,250.00

THIS AGREEMENT, made this 22nd day of February, 2016, between the Estate of Reuben L. Hedlund, a disabled person; by **Justine Fowler**, appointed Guardian of the Estate, Cook County Probate # 2015 P 002676, GRANTOR, and **KATHY CARROLL**, an unmarried person, 1533 N. Sandburg, Chicago, Illinois, GRANTEE.

WITNESSETH: The Grantor, in consideration of the sum of Ten and no/100 dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Guardian, and of every other power and authority the Grantor hereunto enabling, do hereby convey and quit claim unto the Grantee, in fee simple, all of the Grantor's right, title, and interest in the following described real estate, situated in the County of Cook, State of Illinois, to wit:

UNIT 86 IN THE CARL SANDBURG VILLAGE CONDOMINIUM NO. 3 AS DELINEATED ON A SURVEY OF CERTAIN LOTS IN CHICAGO LAND CLEARING COMMISSION NO. 3 BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO, AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST 1/4 OF SECTION 4 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25032910; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. AS AMENDED FROM TIME TO TIME. IN COOK COUNTY, ILLINOIS.

Subject to: General taxes not due and owing at the time of closing, covenants, conditions and restrictions of record; building lines and easements, if any.

together with the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining.

Permanent Real Estate Index Number: **17-04-209-044-1051**

Address of real estate: **86 Schiller, Unit 86, Chicago, Illinois 60610**

IN WITNESS WHEREOF, the Grantor, **JUSTINE FOWLER**, as **GUARDIAN** aforesaid hereunto sets her hands and seal the day and year first above written.

guardian of the estate of Reuben L. Hedlund
The Estate of Reuben L. Hedlund, a disabled person; by
Justine Fowler, appointed Guardian of the Estate
Cook Co. Probate Case # 2015 P 002676

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STATE OF ILLINOIS)
)
 COUNTY OF COOK)

SS

I, Michele Goodwin, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that **JUSTINE FOWLER** is 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 the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 22nd day of February, 2016.



Michele Goodwin

 Notary Public

My commission expires April 1, 2017

This instrument was prepared by:

Phillip A. Couri, 552 Lincoln Avenue, Winnetka, Illinois 60093
 847-446-7372

Mail to: Kathy Carroll
 86 W. Schiller, Unit 86
 Susan Vitello Chicago, IL
 15774 LaGrange #106 60610
~~Orland Park, Illinois 60462~~

Send subsequent tax bills to:
 Kathy Carroll
 86 W. Schiller, Unit 86
 Chicago, Illinois 60610

Properly Filed
 Cook County Clerk's Office