

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
GUARDIANSHIP ESTATE



Doc# 1713201013 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/12/2017 10:00 AM PG: 1 OF 3

**FIRST AMERICAN TITLE**  
**FILE #** 284 8991

Preparer File: 2848991  
FATIC No.:

FIRST MIDWEST BANK as Guardian of the Estate of Joan May, a disabled person, as Grantor, and Alejandra Campos-Momney and Alexandra Momney as Grantee(s)

WHEREAS, Joan May, ("a disabled person") resided in the City of Chicago, County of COOK, State of IL and has become disabled and that thereafter proceedings were instituted in Cook County, Illinois, as Case No. 2016 P 5365, to have a Guardian of the Estate and on October 25, 2016, 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 \$ 166,000.00 in full purchase price, and other valuable consideration, the receipt of which is hereby acknowledged, FIRST MIDWEST BANK Guardian the estate of Joan May (a disabled person) does hereby CONVEY(S) and WARRANT(S) to Alejandra Campos-Momney, and Alexandra Momney not as tenants in common but as joint tenants of 1511 Jackson River Forest, IL 60305 of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 13-05-405+025-0000

Address(es) of Real Estate: 5906 N. Mason Ave,  
Chicago, IL 60646

Dated this 5<sup>th</sup> day of May, 20 17

By: Amber Holecek  
: Amber Holecek, First Midwest Bank  
As Guardian of the Estate of Joan May

S Y  
P 3  
S N  
SC Y  
INT AB

REAL ESTATE TRANSFER TAX		09-May-2017
	CHICAGO:	1,245.00
	CTA:	498.00
	TOTAL:	1,743.00

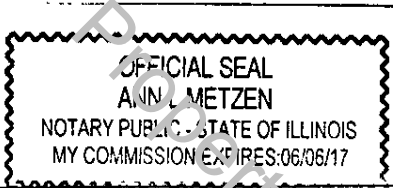
REAL ESTATE TRANSFER TAX		09-May-2017
	COUNTY:	83.00
	ILLINOIS:	166.00
	TOTAL:	249.00

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STATE OF ILLINOIS, COUNTY OF Grundy SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Amber Holecek, for First Midwest Bank as Guardian of the Estate of Joan May, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 5th day of MAY, 20 17.



Ann Metz  
Notary Public

Prepared by:  
Ruben M. Garcia and Associates Ltd.  
1000 Skokie Blvd. Suite 160  
Wilmette, IL 60091

Mail to:  
A. MOMNEY  
1511 JACKSON  
RIVER FOREST IL 60305

Name and Address of Taxpayer:  
A. MOMNEY  
1511 JACKSON  
RIVER FOREST IL 60305

CLERK OF COOK COUNTY Clerk's Office



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## Exhibit "A" – Legal Description

LOT TWENTY-EIGHT (28) IN BLOCK THREE (3) IN HARVEY HILLS AND COMPANY'S SUBDIVISION OF THAT PART OF THE SOUTH EAST QUARTER OF FRACTIONAL SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1.38 CHAINS SOUTH OF THE NORTH WEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH ON THE WEST LINE OF SAID QUARTER SECTION 1128.15 FEET MORE OR LESS TO THE CENTER OF MILWAUKEE PLANK ROAD; THENCE SOUTH EASTERLY ALONG THE CENTER OF SAID ROAD 602.5 FEET; RUNNING THENCE NORTH PARALLEL WITH WEST LINE OF SAID QUARTER SECTION 1387.9 FEET MORE OR LESS TO THE CENTER OF ELSTON ROAD; THENCE NORTH WEST ALONG THE CENTER OF SAID ROAD, 418.5 FEET TO THE PLACE OF BEGINNING, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED JANUARY 6, 1915, AS DOCUMENT 5557020.

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