## **UNOFFICIAL COPY**

GUARDIAN'S DEED



Doc# 1803142051 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2018 02:58 PM PG: 1 OF 2

FIRST AMERICAN TITLE FILE # 2901404

The Grantor, CARE GUARDIANS NFP, INC., Successor Plenary Guardian of the Estate of Nancy Jenkover Podwika, a disabled person, pursuant to Letters of Office that were July issued to said Grantor on September 28, 2017, by the Circuit Court of Cook County under Case Number 17 P 1358 that are now in full force and effect; and, for and in consideration of One Hundred Twenty Thousand (\$120,000.00) Dollars, and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and specially warrants to A & C TRADING, INC., an Illinois Corporation, as Grantee, of 2607 S. Lowe Ave., Chicago, Illinois 60616, all interest in the following described Real Estate situated in Cook County in the State of Illinois, to wit:

Lot 29 in Berman and Wessel's Subdivision of Block 7 in James Gillett's Subdivision of the West 1/2 of the Southwest 1/4 of Section 2, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as: 4637 S. Harding Ave., Chicago, Illirois 60632

Permanent Index Number: 19-02-310-012-0000

SUBJECT TO: General real estate taxes for the year 2017 and subsequent years; covenants; conditions; easements; and restrictions of record.

WHEREAS, the said Grantor was duly empowered by the terms of said Letters of Office to sell the hereinafter described real estate, at public or private sale, upon such terms and conditions as said Successor Plenary Guardian.

IN WITNESS WHEREOF, the said Grantor, as Successor Plenary Guardian, has hereunto set her hand and seal, on this day of January, 2018.

JEAN LLAMAS, as President of Care Guardians NFP,

INC., Successor Plenary Guardian of the

Estate of Nancy Jenkover Podwika, a disabled person

REAL ESTATE TRA	26-Jan-2018	
	CHICAGO:	900.00
	CTA:	360.00
	TOTAL:	1.260.00 *

19-02-310-012-0000 | 20180101687756 | 0-838-996-512 \* Total does not include any applicable penalty or interest due.

p	FAL ESTATE	TRANSFER TA	ΑX	26-Jan-2018
	-8500m	Sec. 19	COUNTY:	60.00
			ILLINOIS:	120.00
			TOTAL:	180.00
-	10.02-310		20180101687756	0-909-838-860

## **UNOFFICIAL COPY**

State of Illinois
) SS
County of MHCMM)

I, the undersigned a notary public in and for said County, in the States aforesaid, do hereby certify that JEAN LLAMAS, as President of Care Guardians NFP, INC., Successor Plenary Guardian of the Estate of Nancy Jenkover Podwika, a disabled person 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 said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



ON WALLS Notary Public

This instrument was prepared by: Riche: 4 W. Laubenstein

DiMonte & Lizak, LLC 216 W. Higgins Road Park Ridge, L. 50068

AFTER RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Pengtian Ma/Esq/ 2961/S. Aroher Chicago, JL 60608

May C Trodery JNC JUDY S Lowe Ave Chy JIL 60616 A&CTrading, Inc.

2607 5 Lowe Me

Chy In 60616