

# UNOFFICIAL COPY

GUARDIAN'S DEED  
ILLINOIS STATUTORY  
INDIVIDUAL



Doc# 1810201049 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/12/2018 01:56 PM PG: 1 OF 3

**FIRST AMERICAN TITLE**  
**FILE # 2907916**

Preparer File: 2907916  
FATIC No.:

THE GRANTOR(S) John D. Betz, Guardian of the Estate of William E. Betz, a disabled person, by virtue of letters testamentary issued to him by the Circuit Court of Cook County, State of Illinois (Case No. 2017P2695), for and in consideration of ten and 00/100 dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Lewis P. Garcia and Andrea M. Garcia, husband and wife as Tenancy by the Entirety, of 2848 Rustic Crooked Circle, Valparaiso, IN, of the County of Porter, 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: 2017 Second Instalment and 2018 taxes not yet due and payable

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): 15-29-326-015-0000

Address of Real Estate: 3008 Becket Ave  
Westchester, IL 60154

Dated this 27<sup>th</sup> day of March, 2018

John D. Betz, Guardian of the Estate of William E. Betz, a disabled person

**TRANSFER STAMP**  
Certification of Compliance  
Village of Westchester, Illinois  
Amo 3/30/18

Vertical stamp: S P S S C INT with handwritten numbers 3 and 1



First American  
Title Insurance Company

Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John D. Betz, 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 27<sup>th</sup> day of March, 2018.



*[Signature]*  
\_\_\_\_\_  
Notary Public

Prepared by:  
Wilson & Wilson Estate Planning & Elder Law  
1023 W. 55th Street Suite 110  
LaGrange, IL 60525

Mail to:  
Elbert Reniva  
180 North LaSalle Street, Suite 3400  
Chicago, IL 60601

Name and Address of Taxpayer:  
Lewis P. & Andrea M. Garcia  
3008 Bequette Ave.  
Westchester, IL 60154

REAL ESTATE TRANSFER TAX		05-pr-2018
	COUNTY:	142.50
	ILLINOIS:	305.00
	TOTAL:	457.50

15-29-326-015-0000 | 20180301631690 | 0-831-840-544



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## LEGAL DESCRIPTION

Legal Description: LOT 15 IN TAI PAN DEVELOPMENT COMPANY SUBDIVISION NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTH 3/4 OF THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 15-29-326-015-0000 VOL. 174

Property Address: 3008 Becket Avenue, Westchester, Illinois 60154

COOK COUNTY  
RECORDER OF DEEDS

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Property of Cook County Clerk's Office