

# UNOFFICIAL COPY

Doc#: 2007847100 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/18/2020 10:18 AM Pg: 1 of 4



©Chicago Title Insurance Company

## GUARDIAN'S QUIT CLAIM DEED

WHEN RECORDED MAIL TO:  
Abraham and Sweeny  
c/o Attorney Joseph Vachachira  
834 Rand Road  
Mount Prospect, Illinois 60056

SEND TAX BILLS TO:  
Juan Carlos Soto  
2913 N. Nora Avenue  
Chicago, Illinois 60634

Dec ID 20200301639343  
ST/CO Stamp 2-048-391-008 ST Tax \$240.00 CO Tax \$120.00  
City Stamp 0-974-649-184 City Tax: \$2,520.00

Above Space for Recorder's Use Only

**The GRANTOR, Fifth Third Bank, not individually, but solely as Successor Guardian of the Estate of Walter Shemerdiak, a disabled person, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and QUIT CLAIMS unto the GRANTEE, Juan Carlos Soto, an unmarried person, the following described real estate situated in the County of Cook, State of Illinois, to-wit:**

***See attached Exhibit A-***

**Property Address: 2913 N. Nora Avenue, Chicago, Illinois 60634**

**Property Index Number: 13-30-138-013-0000**

Subject only to the following, if any: 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; and all other matters identified by the Chicago Title Insurance Company Title Commitment Number 20GSA318034LP.

This conveyance is made without warranty, express or implied, and is made by **Fifth Third Bank, not individually, but solely as Successor Guardian of the Estate of Walter Shemerdiak, a disabled person, and on the condition that Fifth Third Bank shall not be held liable in its individual capacity on any agreement, warranty or indemnity herein contained, express or implied. Any recourse under and by virtue of this Quit Claim Deed shall be against the aforesaid Estate only.**

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In witness whereof, the Grantor, **Fifth Third Bank, not individually, but solely as Successor Guardian of the Estate of Walter Shemerdiak, a disabled person**, has caused its name to be signed to this Guardian's Quit Claim Deed, dated this 5 day of March, 2020.

**Fifth Third Bank, not individually, but solely as Successor Guardian of the Estate of Walter Shemerdiak, a disabled person**

By:   
**Tracey Middlebrook**  
Its: **Vice President / Regional Trust Real Estate Manager**

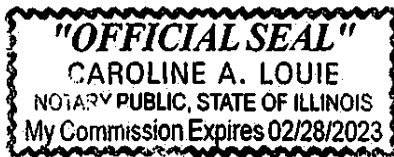
STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Tracey Middlebrook a Vice President and Regional Trust Real Estate Manager of **Fifth Third Bank, not individually, but solely as Successor Guardian of the Estate of Walter Shemerdiak, a disabled person**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that she signed and delivered the same instrument as her free and voluntary act and deed as the Successor Guardian of the aforesaid Estate, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 5<sup>th</sup> day of March, 2020.

  
Notary Public

My Commission Expires: 2/28/23



# UNOFFICIAL COPY

In witness whereof, the Grantor, **Fifth Third Bank, not individually, but solely as Successor Guardian of the Estate of Walter Shemerdiak, a disabled person**, has caused its name to be signed to this Guardian's Quit Claim Deed, dated this 5<sup>th</sup> day of March, 2020.

**Fifth Third Bank, not individually, but solely as Successor Guardian of the Estate of Walter Shemerdiak, a disabled person**

By: [Signature]

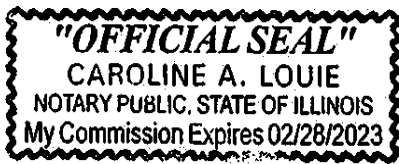
Its: **Vice President / Regional Trust Real Estate Manager**

STATE OF Illinois )  
COUNTY OF Cook ) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Brian Najorsky a Vice President and Regional Trust Real Estate Manager of **Fifth Third Bank, not individually, but solely as Successor Guardian of the Estate of Walter Shemerdiak, a disabled person**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that he/she signed and delivered the same instrument as his/her free and voluntary act and deed as the Successor Guardian of the aforesaid Estate, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 5<sup>th</sup> day of March, 2020.

[Signature]  
Notary Public



My Commission Expires: 2/28/23

**THIS INSTRUMENT WAS PREPARED BY:** FMS Law Group LLC  
200 W. Monroe Street, Suite 750  
Chicago, Illinois 60606

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 20GSA318034LP

For APN/Parcel ID(s): 13-30-138-013-0000

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LOT 29 IN MASON AND E. J. SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE WEST 996 FEET (EXCEPT THAT PART THEREOF FALLING IN STREETS) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office