

# UNOFFICIAL COPY

## GUARDIAN'S DEED

### MAIL TO:

William Gross  
Prospect Law Group  
41 S. Prospect Ave.  
Unit 201  
Park Ridge, IL 60068

Doc#. 2115220223 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/01/2021 08:17 AM Pg: 1 of 2

Dec ID 20210501639536  
ST/CO Stamp 1-356-425-488 ST Tax \$435.00 CO Tax \$217.50

### NAME & ADDRESS OF TAXPAYER

Eric C. Flores  
Araceli Munoz  
1217 N. 13<sup>th</sup> Ave.  
Melrose Park, IL 60160

THE GRANTOR, **FIFTH THIRD BANK, PLENARY GUARDIAN OF THE ESTATE OF MICHELLE MENENDEZ**, a disabled person by virtue of Letters of Office issued by the Circuit Court of Cook County, State of Illinois, and in exercise of the power of sale granted to her by said court, and in consideration of the sum of FOUR HUNDRED THIRTY FIVE THOUSAND DOLLARS (\$435,000.00) receipt of which is hereby acknowledged, does hereby quit claim and convey unto ERIC C. FLORES and ARACELI MUNOZ, as joint tenants with rights of survivorship, the following described real estate situated in the County of Cook, State of Illinois, to wit:

#### PARCEL 1:

**LOTS 21 AND 22 IN WOLF'S SUBDIVISION OF LOT 'F' IN MELROSE, A SUBDIVISION OF LOTS 3, 4 AND 5 IN SUBDIVISION OF THE SOUTH 1/2 OF SECTION 3 AND ALL OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

#### PARCEL 2:

**THE WEST 63 FEET OF LOTS 1 AND 2 IN BLOCK 28 IN HENRY ULRICH'S PIONEER SUBDIVISION OF MELROSE PARK, BEING A SUBDIVISION OF LOTS 11 AND 14 AND 34 ALL IN HAVENS SUBDIVISION OF LOT 2 OF THE SOUTH 1/2 OF SECTION 3 AND THAT PART OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Permanent Real Estate Index Number: 15-03-419-024-0000 and 15-03-419-028-0000**

**Property Address: 1217 N. 13<sup>TH</sup> AVE., MELROSE PARK, IL 60160**

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; general real estate taxes not due and payable at the time of Closing; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

VILLAGE OF MELROSE PARK  
Certificate of Compliance  
**TRANSFER STAMP**  
Ordinance No. 687  
**1217 N. 13<sup>th</sup> ave**  
Address of Property  
**MAI** **5/20/21**  
Approved Date

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Dated this 12<sup>th</sup> day of May, 2021.

THE ESTATE OF MICHELLE MENENDEZ,  
A DISABLED ADULT

Rocco Maggio  
By: Rocco Maggio, not individually but solely  
as Vice President and signatory for Fifth Third Bank

Brian Noyersky  
By: Brian Noyersky, not individually but solely  
as Vice President and signatory for Fifth Third Bank

STATE OF ILLINOIS

COUNTY OF COOK

) ss.

)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT,

ROCCO MAGGIO and  
Brian Noyersky

not individually but solely as Vice Presidents and Signatory for Fifth Third Bank, N.A., in its fiduciary capacity as Plenary Guardian of the Estate of Michelle Menendez, a disabled person, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 notarial seal, this 12 day of May, 2021.

Mary L. Karda  
Notary Public

This instrument was prepared by :

Christine Travers  
Reda | Ciprian | Magnone LLC  
8501 W. Higgins, Suite 440  
Chicago, Illinois 60631

