

UNOFFICIAL COPY

GUARDIAN'S DEED

THIS DOCUMENT WAS PREPARED BY:

Margot Gordon
Monahan Law Group, LLC
55 W. Monroe Street, Suite 3700
Chicago, IL 60603

WHEN RECORDED MAIL TO:

Margot Gordon
Monahan Law Group, LLC
55 W. Monroe Street, Suite 3700
Chicago, IL 60603

SEND TAX NOTICES TO:

Fifth Third Bank, N.A.
6111 N. River Road, 4th FL Trust Dept
Rosemont, IL 60018



Doc# 2201122035 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/11/2022 11:53 AM PG: 1 OF 3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

THE GRANTOR, FIFTH THIRD BANK, N.A., Successor to MB Financial Bank, NA, solely in its fiduciary capacity as Guardian of the Estate of Kayla Adams, A Person with a Disability, case number 2018 P 1421, (formerly serving as Fiduciary for and Co-Guardian of the Estate of Kayla Adams, a Minor), of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid Conveys to FIFTH THIRD BANK, N.A., of Chicago, Illinois, as TRUSTEE of the KAYLA ADAMS TRUST dated November 9, 2021, GRANTEE, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 12 IN GALLAGHER'S SAYRE AVENUE SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject only to general real estate taxes not due and payable at the time of closing, any covenants, conditions and restrictions of record. 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: 28-31-308-003-0000
ADDRESS OF REAL ESTATE: 7030 W. 182nd Street, Tinley Park, IL 60477

DATED this 4th day of January, 2022

Rocco Maggio

Rocco Maggio, not individually but solely as Vice President and Signatory for Fifth Third Bank, N.A., in its fiduciary capacity as Successor Guardian of the Estate of Kayla Adams, A Person with a Disability, 6111 N. River Road, 4th FL Trust Department, Rosemont, IL 60018

28-31-308-003-0000 | 2022010101693919 | 1-543-755-408
TOTAL: 0.00
ILLINOIS: 0.00
COUNTY: 0.00
11-Jan-2022
REAL ESTATE TRANSFER TAX

Exempt under ¶ E, §31-45, Real Estate Transfer Tax Act

Dated: 1.10.22 Margot Gordon
Signed: Attorney or Agent

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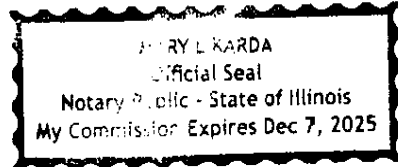
STATE OF ILLINOIS)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for such County, in the State aforesaid, DO HEREBY CERTIFY that Rocco Maggio, not individually but solely as Vice President and Signatory for Fifth Third Bank, N.A., in its fiduciary capacity as Successor Guardian of the Estate of Kayla Adams, A Person with a Disability, 6111 N. River Road, 4th FL Trust Department, Rosemont, IL 60018, 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 they signed, sealed and delivered such 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 4th day of January, 2022.

Commission expires: Dec. 7, 2025.

Mary L. Karda
NOTARY PUBLIC



Magdaleno
Sasha Magdaleno, not individually but solely as Vice President and Signatory for Fifth Third Bank, N.A., in its fiduciary capacity as Successor Guardian of the Estate of Kayla Adams, A Person with a Disability, 6111 N. River Road, 4th FL Trust Department, Rosemont, IL 60018

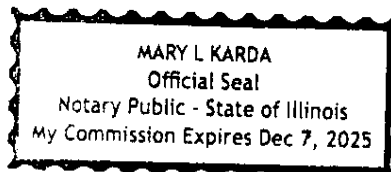
STATE OF ILLINOIS)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for such County, in the State aforesaid, DO HEREBY CERTIFY that Sasha Magdaleno, not individually but solely as Vice President and Signatory for Fifth Third Bank, N.A., in its fiduciary capacity as Successor Guardian of the Estate of Kayla Adams, A Person with a Disability, 6111 N. River Road, 4th FL Trust Department, Rosemont, IL 60018, 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 they signed, sealed and delivered such 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 4th day of January, 2022.

Commission expires: Dec. 7, 2025.

Mary L. Karda
NOTARY PUBLIC



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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 01 | 10 | 20 | 22

SIGNATURE: Margaret Sardon
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

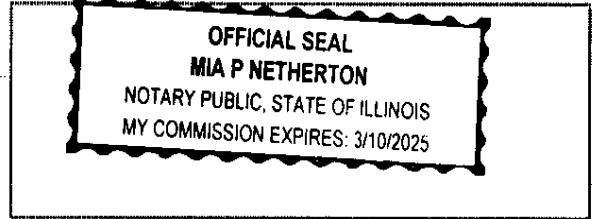
FIFTH THIRD BANK, N.A MB Financial Bank, NA, solely

By the said (Name of Grantor) in its fiduciary capacity as Guardian of the Estate of Kayla Adams

AFFIX NOTARY STAMP BELOW

On this date of: 01 | 10 | 20 | 22

NOTARY SIGNATURE: Mia P. Netherton



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 01 | 10 | 20 | 22

SIGNATURE: Margaret Sardon
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

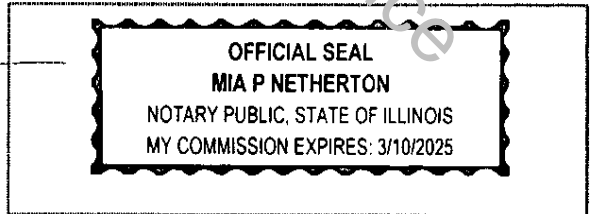
FIFTH THIRD BANK, N.A., of Chicago, IL,

By the said (Name of Grantee): as TRUSTEE of the KAYLA ADAMS TRUST dated 11/9/2021

AFFIX NOTARY STAMP BELOW

On this date of: 01 | 10 | 20 | 22

NOTARY SIGNATURE: Mia P. Netherton



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)