

UNOFFICIAL COPY

GUARDIAN'S DEED

PREPARED BY AND MAIL TO:

Frank A. Hauenschild, Attorney
1938 E. Lincoln Highway
Suite 208
New Lenox, IL 60451

NAME AND ADDRESS OF
TAXPAYER:

James F. Koehn
11720 Whispering Hill Drive
Orland Park, Illinois 60467



Doc# 2202157007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/21/2022 09:20 AM PG: 1 OF 4

THE GRANTOR, James F. Koehn, 11720 Whispering Hill Drive, Orland Park, Illinois 60467, the Plenary Guardian of the Estate of Young H. Koehn, a disabled person, by virtue of Letters of Office issued to James F. Koehn, on April 26, 2019, by the Circuit Court of Cook County, Illinois, County Department-Probate Division, in Case No.: 2019 P 1439, and in exercise of the Court Order dated September 27, 2021 (a copy of said Order is attached) does hereby Quit Claim and Convey unto James F. Koehn, a married person, James F. Koehn, 11720 Whispering Hill Drive, Orland Park, Illinois 60467, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

Lot 405 in Brook Hills Planned Unit Development Unit 6, being a Planned Unit Development in the North ½ of Section 31, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: GENERAL TAXES FOR 2019 AND SUBSEQUENT YEARS AND ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PERMANENT INDEX NUMBER(S): 27-31-104-011-0000

PROPERTY ADDRESS: 11720 Whispering Hill Drive, Orland Park, Illinois 60467

DATED THIS 13th day of December, 2021.

James F. Koehn (SEAL)
James F. Koehn, Plenary Guardian of the
Estate of Young H. Koehn, a disabled person

UNOFFICIAL COPY

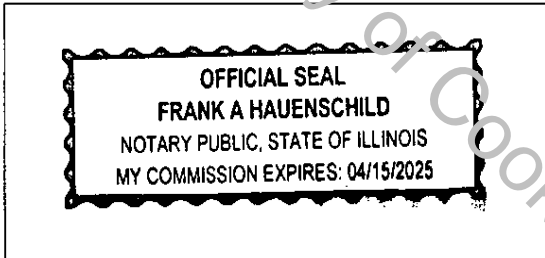
STATE OF ILLINOIS)
) ss.
 COUNTY OF WILL)

I, the undersigned, a Notary Public in and for the County of Will, in the State aforesaid, certifies that James F. Koehn, the Plenary Guardian of the Estate of Young H. Koehn, a disabled person, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the 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.

GIVEN under my hand and seal the 13th day of December, 2021.

Frank A. Hauenschild

Notary Public



Impress Seal Here

Cook County-Illinois Transfer Stamp

EXEMPT UNDER PROVISIONS OF PARAGRAPH C, SECTION 4 OF THE REAL ESTATE TRANSFER ACT.

James F. Koehn
 Buyer, Seller, or Representative

Dated: 12/13/2022

REAL ESTATE TRANSFER TAX		20-Jan-2022
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

27-31-104-011-0000 | 20220101699361 | 1-224-892-048

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated: December 13, 2021.

Signature: *James F. Kreber*
Grantor or Agent

SUBSCRIBED AND SWORN to
before me by the said Grantor
this 13th day of December, 2021.

Frank A. Hauenschild
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated: December 13, 2021.

Signature: *James F. Kreber*
Grantee or Agent

SUBSCRIBED AND SWORN to
before me by the said Grantee
this 13th day of December, 2021.

Frank A. Hauenschild
Notary Public



NOTE: 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 offense.

UNOFFICIAL COPY

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, PROBATE DIVISION

ESTATE OF)
)
 YOUNG H. KOEHN,) No.: 19 P 1439
)
 a disabled person.)

AMENDED ORDER

This Amended Order Corrects the Original Order entered on August 25, 20221 which corrects the address in Paragraph One.

The this cause coming before this Court being set for the Guardian's Petition to Transfer Property for medicaid planning, due notice being given, the Guardian, James Koehn, being represented by counsel, the GAL being present, and the Court being fully advised in the premises, IT IS HEREBY ORDERED THAT;

1. The Guardian, James F. Koehn, is granted leave to transfer property located at 11720 Whispering Hill Drive, Orland Park, IL 60467, in which the Young H. Koehn and James F. Koehn each holds an undivided 50% interest in the property, from Young H. Koehn to James F. Koehn.
2. James F. Koehn is authorized to execute a quit claim deed and any other transfer of property document to effectuate this transfer of property.

4263

4281

Frank A. Hauenschild - #17838
 Law Office of Frank A. Hauenschild
 Attorney for the Guardian
 1938 E. Lincoln Highway, Suite 208
 New Lenox, IL 60451
 815/462-0097
frank@fahlaw.com

Dated: September 27, 2021

Susan Kennedy-Sullivan 2051 09/27/2021

Enter: _____
Judge

ENTERED
 Judge Susan Kennedy-Sullivan-2051
SEP 27 2021
 IRIS Y. MARTINEZ
 CLERK OF THE CIRCUIT COURT
 OF COOK COUNTY, IL

EXHIBIT