

# UNOFFICIAL COPY

Doc#: 2207320329 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/14/2022 09:41 AM Pg: 1 of 3

Dec ID 20220301646474  
ST/CO Stamp 0-558-601-616 ST Tax \$165.00 CO Tax \$82.50

## MAIL TAX BILL TO:

Pamela Clanton and Nadine Crater  
10700 S. Washington, Unit 204  
Oak Lawn, IL 60453

MAIL RECORDED DEED TO:

(Reserved for Recorders Use Only)

Chicago Title

226-203 6627891111  
Sub 1041

## GUARDIAN'S DEED

THE GRANTOR(S), **Rowena Cheely**, Guardian of **Dolores Lira**, a disabled person, pursuant to the authority granted the Guardian in the proceeding pending in the Circuit Court of Cook County, Case No. 21P5206, for and in consideration of One hundred sixty four thousand nine hundred and no/100, (\$164,900.00) and other good and valuable consideration, in hand paid, GRANT(S), SELL(S), AND CONVEY(S) to **Pamela Clanton**, 10700 S. WASHINGTON - 303 OAK LAWN ILL. and **Nadine Crater**, 8126 S. DANTE, CHICAGO ILL., of \_\_\_\_\_, to have and to hold, all right, title, and interest of the decedent in the following described real estate situated in the County of Cook, State of Illinois, to-wit:

## SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): **24-16-301-044-1012**

Property Address: **10700 S. Washington, Unit 204, Oak Lawn, IL 60453**

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

TO HAVE and TO HOLD same unto said Grantee(s) in Fee Simple forever.

Dated this 25th day of February, 2022.

Rowena Cheely

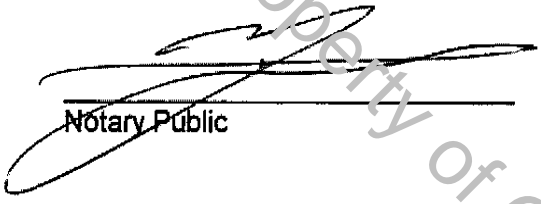
**Rowena Cheely, Guardian of Dolores Lira, a disabled person**

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STATE OF IL )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Rowena Cheely, Guardian of Dolores Lira, a disabled person**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as Guardian as aforesaid, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 25<sup>th</sup> day of February, 2022.

  
\_\_\_\_\_  
Notary Public

**PREPARED BY:**  
Piercey & Associates  
Attorney at Law  
1525 S. Grove Ave., Suite 204  
Barrington, IL 60010



Village of Oak Lawn Real Estate Transfer Tax \$500 05583

Village of Oak Lawn Real Estate Transfer Tax \$300 05242

Village of Oak Lawn Real Estate Transfer Tax \$25 05241

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

Order No.: 22GNW662789RM

For APN/Parcel ID(s): **24-16-301-044-1012**

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**PARCEL 1:**

UNIT NUMBER 10700-204 IN EAGLE RIDGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN EAGLE RIDGE SUBDIVISION PHASE I BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 16 TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96896688 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES 204 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO DECLARATION AFORESAID RECORDED AS DOCUMENT 96896688.

Cook County Clerk's Office