

# UNOFFICIAL COPY

Dated June 28<sup>th</sup>, 2023

## GUARDIAN'S DEED



\*2318433188\*

**CHARLES P. GOLBERT**,  
Cook County Public Guardian and  
Temporary Guardian of the Estate of  
Deborah Scott, as Grantor,  
and David Castellanos and Jamie  
Castellanos as Grantees,

Doc# 2318433188 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/03/2023 11:02 AM PG: 1 OF 2

**WHEREAS**, heretofore proceedings were instituted in the Probate Division of the Circuit Court of Cook County, Illinois, on behalf of Deborah Scott, a Person under Temporary Guardianship, and the above named Grantor was duly appointed Temporary Guardian of the Estate,

Chicago Title

23054335 060 up 4 ✓

**WHEREAS**, thereafter in said cause, an order was entered on June 22, 2023 in Case No. 20 P 6868, directing Grantor, as Temporary Guardian of the Estate of Deborah Scott, authority to sell the real estate hereinafter described, and the Court approved and confirmed said sale

**NOW THEREFORE**, the Grantor, as Temporary Guardian of the Estate, in consideration of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND (\$175,000.00) DOLLARS, the receipt of which is hereby acknowledged, does hereby grant, sell and convey all Deborah Scott's right, title and interest to David Castellanos and Jamie Castellanos, not as Tenants in Common but as Joint Tenants the following described real estate "As Is" situated in the County of Cook, in the State of Illinois, to wit:

LOT 29 IN BLOCK 7 IN T.F. PHILLIPS EQUITABLE LAND ASSOCIATION SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Subject only to general real estate taxes not due and payable at the time of closing and restrictions of record

Permanent Index Numbers: 16-22-425-028-0000

Property Address: 4334 W. Cermak Rd., Chicago, IL 60623-2901

IN WITNESS WHEREOF, the said Grantor, as Temporary Guardian of the Estate of Deborah Scott has hereunto set his hand this 28 day of June, 2023.

*Charles P. Golbert*

**CHARLES P. GOLBERT**, Cook County Public Guardian and Temporary Guardian of the Estate of Deborah Scott

# UNOFFICIAL COPY

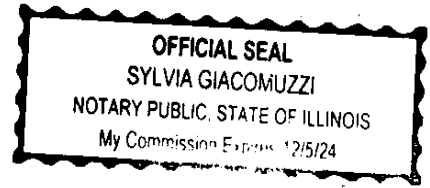
STATE OF ILLINOIS

COUNTY OF COOK

I, Sylvia Giacomuzzi, hereby certify that **CHARLES P. GOLBERT**, Cook County Public Guardian and Temporary Guardian of the Estate of Deborah Scott, 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 he signed, sealed and delivered the said instrument as his free and voluntary act and deed as such Guardian for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28<sup>th</sup> day of June, 2023

\_\_\_\_\_  
NOTARY PUBLIC  
  
Commission expires:



This instrument was prepared by Sylvia Giacomuzzi, Attorney at Law, P.O. Box 7336, Buffalo Grove, Illinois 60089

NAME AND ADDRESS OF TAXPAYER:

David Castellanos and Jamie Castellanos  
~~1334 W. Cermak Rd~~ 5559 S. KOMENSKY AVE  
Chicago, IL 60623-2001 CHICAGO, IL 60629

MAIL TO:

Law Office of Attorney Luis C. Martinez  
Attorney at Law  
4111 West 60th St  
Chicago, IL 60629  
  
↑ SAME AS ABOVE

REAL ESTATE TRANSFER TAX		30-Jun-2023
	CHICAGO:	1,312.50
	CTA:	525.00
	TOTAL:	1,837.50 *
16-22-425-028-0000   20230601658392   0-303-353-552		
Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		30-Jun-2023
	COUNTY:	87.50
	ILLINOIS:	175.00
	TOTAL:	262.50
16-22-425-028-0000   20230601658392   0-840-224-464		