



UNOFFICIAL COPY

Guardian's Deed

THIS DOCUMENT WAS PREPARED BY:

James F. Tozzi, Esq.
55 W. Monroe Street, Suite 3700
Chicago, IL 60603

WHEN RECORDED MAIL TO:
Kathryn Brown

SEND TAX NOTICES TO:
Kathryn Brown

1/3
236210012089 PK

Doc#: 2328441039 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/11/2023 12:53 PM Pg: 1 of 3

Dec ID 20230901639577
ST/CO Stamp 1-952-101-328 ST Tax \$290.00 CO Tax \$145.00

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

THE GRANTOR, the Estate of Merrily L. James, a disabled person, pursuant to an order entered in Case No. 2020 P 477, of the Circuit Court of the County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) in hand paid Conveys and Owns Claims to **Kathryn Brown, individually**, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER W308 IN NORTH POINTE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

A PART OF LOT 1 IN OPTIMA CONSOLIDATION IN FRACTIONAL SECTION 10, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 27, 1999 AND KNOWN AS TRUST NUMBER 107926-04 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS ON OCTOBER 25, 1990 AS DOCUMENT NUMBER, 90-521,902, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS CREATED PURSUANT TO SUCH DECLARATION AS MAY BE AMENDED FROM TIME TO TIME.

Permanent Real Estate Index Number: 10-10-201-077-1095
Property Address: 2525 Wellington Court, Unit 308, Evanston, IL 60201-4982

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.

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DATED this 26 day of September, 2023

Melissa James Richardson
Melissa James Richardson, Co-Guardian of the Estate of
Merrily L. James, a disabled person

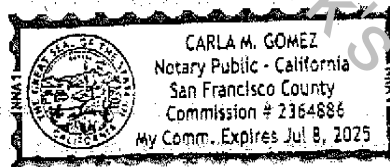
State of California
County of San Francisco

ss.

I, the undersigned, a Notary Public in and for such County, in the State aforesaid, DO HEREBY CERTIFY that Melissa James Richardson, Co-Guardian of the Estate of Merrily L. James, a disabled person, 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 she signed, sealed and delivered such 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 official seal, this 26th day of September, 2023.

Commission expires: July 08, 2023. Carla M. Gomez
NOTARY PUBLIC



CITY OF EVANSTON

006892

REAL ESTATE TRANSFER TAX

DATE: PAID OCT 04 2023
AMOUNT: \$1450⁰⁰ Agent: BC



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DATED this 25 day of September, 2023



**Carl James, Co-Guardian of the Estate of
Merrily L. James, a disabled person**

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for such County, in the State aforesaid, DO HEREBY CERTIFY that Carl James, Co-Guardian of the Estate of Merrily L. James, a disabled person, 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 such instrument as his 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 25th day of September, 2023.

Commission expires: 01/04, 2026. Natasa Sabic
NOTARY PUBLIC

