

# UNOFFICIAL COPY

ETS-1027243  
WARRANTY DEED  
ILLINOIS STATUTORY

Doc# 2334833303 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/14/2023 01:52 PM Pg: 1 of 3

Dec ID 20231201692056  
ST/CO Stamp 1-870-078-000 ST Tax \$150.00 CO Tax \$75.00  
City Stamp 0-947-331-120 City Tax: \$1,575.00

**THIS DEED** made this 25 day of October 2023, between **Reginald Stewart** of the City of Pembroke, County of Kankakee, and State of Illinois as Plenary Guardian of the ESTATE OF MOZELL STEWART, DISABLED, hereinafter referred to as Grantor, and Richard Shumate and Paul Brown, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, hereafter referred as Grantee:

**WHEREAS**, Mozell Stewart ("Ward") resided in the City of Chicago, County of Cook, State of Illinois and declared a disabled person in the Circuit Court of Cook County, Illinois, as Case No.: 22 P 607 to appoint a Plenary Guardian for the Ward and on 1<sup>st</sup> day of July 2022, Grantor was duly appointed and qualified as the Plenary Guardian of said estate, and letters issued out of said court to Grantor, and said letters are now in full force and effect.

**NOW THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Plenary Guardian of said estate does hereby grant, sell and convey to Richard Shumate and Paul Brown, LLC, to the following described real estate:

Richard Evelyn Shumate as joint tenants  
*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO:

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(s): 16-09-424-021-0000

Address(es) of Real Estate: 4840 W. Washington Blvd  
Chicago, Illinois 60644

Dated this 25 day of October, 2023

By:

Reginald Stewart  
Reginald Stewart as Plenary Guardian of the  
Estate of Mozell Stewart

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STATE OF ILLINOIS, COUNTY OF

Darkelee

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Reginald Stewart, Plenary Guardian of the Estate of Mozell Stewart, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 25<sup>th</sup> day of October, 2023.



Patricia Prince  
Notary Public

Prepared by:  
The Barclay Law Group, PC  
3525 South King Drive  
Chicago, IL 60653

Mail to:  
Law Office of Dianne Reynolds  
9721 W. 165th St. Ste 22  
Orland Park, IL 60467

Name and Address of Taxpayer:  
Richard Shumate  
1757 William Dr. Romeoville, IL 60446

## REAL ESTATE TRANSFER TAX

12-Dec-2023



CHICAGO: 1,125.00  
CTA: 450.00  
TOTAL: 1,575.00 \*

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\* Total does not include any applicable penalty or interest due.

## REAL ESTATE TRANSFER TAX

12-Dec-2023



COUNTY: 75.00  
ILLINOIS: 150.00  
TOTAL: 225.00

16-09-424-021-0000

| 20231201692056 | 1-870-078-000

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**PIN: 16-09-424-021-0000**

LOT 31 IN BLOCK 9 IN DERBY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9,  
TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

Property of Cook County Clerk's Office