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Doc#: 2335313541 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/19/2023 01:05 PM Pg: 1 of 5

Prepared by:
Chuhak & Tecson, P.C.
Aali Fidai, Esq.
120 S. Riverside Plaza, Suite 1700
Chicago, IL 60606

Dec ID 20231201688163
ST/CO Stamp 0-435-093-552 ST Tax \$235.00 CO Tax \$117.50
City Stamp 0-405-831-728 City Tax: \$2,467.50

After recording return to:
Jaeger Biz LLC
943 N. Central Park Ave.
Chicago, IL 60651

GUARDIAN'S DEED

PT23-96348 1/2

THIS GUARDIAN'S DEED is made as of this 1 day of December, 2023, between **MIDWEST CARE MANAGEMENT NFP**, as **Plenary Guardian of the Estate of Raymond Munoz, AKA Ramon Munoz**, a disabled person, and **Rosa L. Romero**, husband and wife (each a "Grantor" and collectively the "Grantors"), and **Jaeger Biz LLC**, an Illinois limited liability company, having an address at 943 N. Central Park Ave, Chicago, IL 60651 (the "Grantee").

WHEREAS, the Grantor was the duly appointed Plenary Guardian of the Estate of Ramon Munoz, a disabled person, by the Probate Division of the Circuit Court of Cook County, Illinois, on March 24, 2023, in Case Number 2022P006953, and has duly qualified as Plenary Guardian, and said Letters of Office are now in full force and effect.

WHEREAS, the Grantor, as the duly appointed Plenary Guardian of the Estate of Ramon Munoz, a disabled person, wishes to convey the Property, and such conveyance shall be made without warranty, express, or implied, and is made by Grantor in their stated fiduciary capacities and on condition that they shall have no liability in their individual capacities on any agreement, warranty or indemnity herein contained, or implied. Any recourse under and by virtue of this deed shall be had against the guardianship estate only.

NOW THEREFORE, this GUARDIAN'S DEED WITNESSETH that in exercise of the powers granted to them, **MIDWEST CARE MANAGEMENT NFP**, as Plenary Guardian of the Estate of **Raymond Munoz, AKA Ramon Munoz**, a disabled person, hereby **GRANTS, SELLS, AND CONVEYS** to the Grantee, and **Rosa L. Romero**, **WARRANTS AND CONVEYS** to the Grantee, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency whereof are hereby acknowledged, all of the following-described real estate (the "Property") situated in the County of Cook and State of Illinois, to wit:

See Legal Description as Exhibit A attached hereto and made a part hereof

Permanent Real Estate Index Number: 13-35-408-029-0000

Property Address: 1832 N. Kimball Avenue, Chicago, IL 60647

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Subject to the following, if any: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing

Together with all right, title and interest whatsoever, at law or in equity of said Estate of Ramon Munoz, AKA Raymond Munoz, a disabled person, and Rosa L. Romero, in and to the premises.

[SIGNATURE PAGES TO FOLLOW]

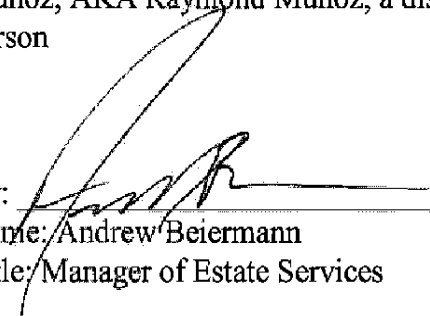
Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantors in their capacities as aforesaid, have executed this Guardian's Deed as of the day and year first above written.

GRANTORS:

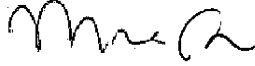
Midwest Care Management NFP,
as Plenary Guardian of the Estate of Ramon
Munoz, AKA Raymond Munoz, a disabled
person

By: 
Name: Andrew Beiermann
Title: Manager of Estate Services

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Andrew Beiermann, as a Manager of Estate Services At Midwest Care Management NFP, as Plenary Guardian for The Estate of Ramon Munoz, AKA Raymond Munoz, a person with a disability, as appointed by the Probate Division of the Circuit Court of Cook County, Illinois, on March 24, 2023, in Case Number 2022P006953, 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, in his capacity as such Manager of Estate Services, as his free and voluntary act and as the free and voluntary act for such company for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of December, 2023.



Notary Public

My commission expires: 10/04/2027



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Rosa L. Romero
Rosa L. Romero

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Rosa L. Romero, 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 the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of December, 2023.



Olivia Garcia
NOTARY PUBLIC

MAIL SUBSEQUENT TAX BILLS TO:

Jaeger Biz LLC
943 N. Central Park Ave.
Chicago, IL 60651

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EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

The land described as follows:

LOT 46 IN BLOCK 9 IN E. SIMON'S SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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