

# UNOFFICIAL COPY GUARDIAN'S DEED 90469485

THIS INDENTURE made September 21, 1990, between, GALE FARNSWORTH SMITH, of Louisville, in the County of Boulder and State of Colorado, the duly appointed and qualified guardian of MARY C. FARNSWORTH, a Disabled Person, under letters of office issued from the Circuit Court of Cook County, Illinois, as such guardian, and PATRICIA J. O'ROURKE, an unmarried woman, of Chicago, in the County of Cook and State of Illinois, purchaser:

WITNESSETH, that the guardian, on September 21, 1990, filed a petition in the Circuit Court of Cook County, Illinois, praying for an order to sell the real estate belonging to the ward, and gave notice of such application to all persons concerned by personal service.

The Circuit Court, after hearing the application, on September 21, 1990, did, by order duly entered, empower and direct Gale Farnsworth Smith as guardian to sell the real estate to Patricia O'Rourke, in accordance with the Real Estate Sales Contract entered into between Gale Farnsworth Smith as Guardian of the Estate of Mary C. Farnsworth as seller and Patricia J. O'Rourke as purchaser.

The purchaser has in all things complied with the terms of the sale on her part to be performed;

NOW THEREFORE, this indenture witnesseth, that the guardian, in consideration of the premises and the sum of Thirty-Four Thousand Dollars (\$34,000) and 00/00 paid to her by the purchaser, the receipt of which is hereby acknowledged, has granted, bargained, and sold, and hereby grants, bargains and sells, to the purchaser, her heirs and assigns forever, all the following described real estate, situated in the County of Cook and State of Illinois, and known and described as follows:

Unit Number 909-C in Carl Sandburg Village Condominium Number 1, as delineated on a survey of a portion of Lot 9 in Chicago Land Clearance Commission Number 3, being a consolidation of lots and parts of lots and vacated alleys in Bronson's Addition to Chicago and certain Resubdivisions, all in the North East 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit A to Declaration of Condominium recorded as Document Number 25032908; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

commonly known as 1360 North Sandburg Terrace, Unit 909-C, Chicago, Illinois.

Permanent Index Number: 17-04-216-064-1223

subject to: covenants, conditions and restrictions of record; terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; unconfirmed special tax or assessment; installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; general taxes for the year 1990 and subsequent years; and installments due after the date of closing assessments established pursuant to the Declaration of Condominium.

Together with all appurtenances thereto and all the estate, right, title, interest, claim, and demand whatsoever, at law or in equity, of the ward, Mary C. Farnsworth, in and to said real estate, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

To have and to hold the same unto the purchaser, her heirs and assigns forever, as fully and effectually to all intents and purposes in law is she, the guardian might, could or ought to sell and convey the same, by virtue of the order of the court.

IN WITNESS WHEREOF, Gale Farnsworth Smith, the guardian, has hereunto set her hand and seal as of this date.

*Gale Farnsworth Smith* (Seal)  
Gale Farnsworth Smith, Guardian of the Estate  
of Mary C. Farnsworth, a Disabled Person

13<sup>00</sup>

State of Colorado )  
County of Boulder ) SS

I, Laura J.P. Bendickson a Notary Public in and for said County, in the State aforesaid, hereby certify that Gale Farnsworth Smith, guardian of Mary C. Farnsworth, 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, as such guardian, acknowledged that she signed, sealed and delivered the 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 seal, September 21, 1990.

BOX 533 - GG

My Commission Expires 7-23-94

*Laura J.P. Bendickson*  
Notary Public 833 main St, Louisville, CO

09178/18191

COOK CO. NO. 016  
C 11337  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
SEP 28 1990  
REVENUE 23489

04216  
REAL ESTATE TRANSACTION TAX  
COOK COUNTY  
REVENUE STAMP  
SEP 28 1990  
P.O. 11424  
1700

MAIL TO: KATHLEEN PENLAND  
33 N. LAUREL ST. 3540 JL  
CHICAGO IL 60607

90469485

# UNOFFICIAL COPY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this 26th day of September, 1990.

CLERK OF COOK COUNTY

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1990 SEP 26 PM 4:15

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COACHING  
MAINTENANCE