

# UNOFFICIAL COPY

## FIDELITY NATIONAL TITLE

2800 - Affidavit Filed  
4612 - Order Approving Judge's Deed  
Judge's Deed (12/01/20) CCDR 0040 A

Doc# 2134725087 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/13/2021 10:24 AM Pg: 1 of 4

Dec ID 20211101652066  
ST/CO Stamp 0-704-307-856

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

ENTERED

Dianne Strauch  
November 12, 2021  
Iris T. Meylender  
Clerk of the Circuit Court  
of Cook County, IL  
and  
DEPUTY CLERK  
David M. Strauch  
Respondent

Recorder's use only

### JUDGE'S DEED

WHEREAS, on the 1st day of October, 2021, in Case Number 21 D 1206, entitled IN RE: MARRIAGE/CIVIL UNION OF Dianne Strauch and David M. Strauch

a JUDGMENT FOR was entered which provided that David M. Strauch should upon entry of the JUDGMENT, or within 7 days thereafter, execute and deliver to Dianne Strauch

a QUIT CLAIM DEED conveying all of the interest in the real estate herein below described;

AND David M. Strauch having failed to execute and deliver such QUIT CLAIM DEED within the time prescribed by the JUDGMENT, or to place any Quit Deed of Record;

AND the provisions of 735 ILCS 5/2-1304(b) further providing that upon the failure of David M. Strauch to execute and deliver the DEED as aforesaid, that a Judge of the Circuit Court of Cook County, Illinois, could execute such conveyance on behalf of David M. Strauch;

NOW, THEREFORE, know all men by these presents, that I, Julie Aimen, not individually, but as a Judge of the Circuit Court of Cook County, Illinois do hereby convey unto Dianne Strauch, divorced and not since remarried, of Cook County in state of Illinois, her heirs and assigns forever, the following described premises, to wit:

Permanent Real Estate Index Number(s): 15-30-448-017-0000

Address(es) of Real Estate: 11427 Burton Drive, Westchester, IL 60154

### LEGAL DESCRIPTION ATTACHED

To have and to hold the same, with all appurtenances thereto belonging to Dianne Strauch, his/her heirs and assigns forever.

THIS DEED is executed and delivered solely in compliance with the JUDGMENT referred to hereinabove.

WITNESS my Hand and Seal this 12 day of November, 2021

Julie B. Aimen 2275 (SEAL)  
Judge Judge's No.

I, the undersigned, a Deputy Clerk of the Circuit Court of Cook County, or a Notary Public in and for said county, State of Illinois, DO HEREBY CERTIFY that \_\_\_\_\_, a Judge of the Circuit Court of Cook County, Illinois personally known to me to be the same person whose name is subscribed to the within Deed, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said Deed for the uses and purposes therein set forth.

IMPRESS SEAL HERE

TRANSFER STAMP  
Certification of Compliance

Village of Westchester, Illinois

11/17/2021

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(12/01/20) CCDR 0040 B

## AFFIDAVIT OF GRANTEE

I, Dianne Strauch being first duly sworn on oath, depose and state that I have not received nor recorded a deed from David M. Strauch as required by the Judgment for Dissolution or Order entered on October 1, 2021 in this cause.

Dianne Strauch  
GRANTEE

## AFFIDAVIT OF ATTORNEY

I, Erika Eassa, being first duly sworn on oath, depose and state that I have searched the public records of the Recorder of Deeds for Cook County, Illinois, and no deed has been recorded as required by the terms of the Judgment for Dissolution or Order entered on October 1, 2021 in this cause; and I further state that I have no knowledge of any action pending to vacate the said judgment or order, nor any knowledge of an appeal therefrom.

Erika Eassa  
ATTORNEY FOR GRANTEE

Exempt under provisions of paragraph E, Section 31-45, of the Real Estate Transfer Tax Law. (35 ILCS 200/31-45)

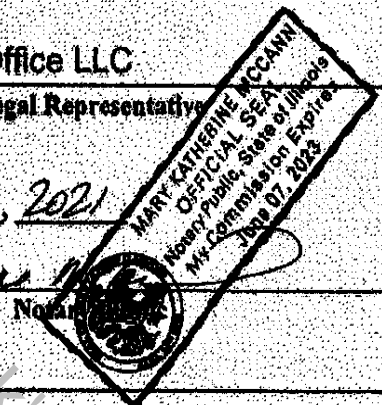
October 22, 2021  
Date

Blacha Law Office LLC  
Legal Representative

Given under my hand and official seal, this 22<sup>nd</sup> of October, 2021

Commission expires June 07, 2023  
Notary

This instrument was prepared by Erika Eassa, Blacha Law Office LLC  
(Name and Address)



### SEND SUBSEQUENT TAX BILLS TO:

Mail to: 1744 31/15  
Dianne Strauch  
(Name)  
11427 Burton Drive  
(Address)  
Westchester, IL 60154  
(City/State/Zip)

REAL ESTATE TRANSFER TAX		02-UBC-ZU2 I	
COUNTY:	0.00	ILLINOIS:	0.00
TOTAL:	0.00		
15-30-418-017-0000	20211101652066	0-704-307-856	

(Address)  
(City/State/Zip)

OR Recorder's Office Box No. \_\_\_\_\_

Prepared By  
IRIS Y. MARTINEZ, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
1500 Maplebrook Dr  
Manswood Fd 60153

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## LEGAL DESCRIPTION

PARCEL ONE: LOT 17 AND OUTLOTS "A" AND OUTLOTS "C" TO "O" IN ASHLEY WOODS, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 30 RODS OF THE NORTH 21 1/3 RODS THEREOF) OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL ONE AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 887560768 IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 15-30-418-017-0000

Address(es) of Real Estate: 11427 Burton Drive, Westchester, IL 60154

Property of Cook County Clerk's Office

Exempt under provisions of     E      
County Transfer Tax Ordinance

    12/10/21      
Date Buyer, Seller or Representative

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

903 COMMERCE DR. #180, OAK BROOK, ILLINOIS 60523

PHONE: (630) 574-7272  
FAX: (630) 574-1689

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 12/10/21, Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_

this 10 day of Dec

21  
[Signature]  
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 12/10/21, Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_

this 10 day of Dec

2021  
[Signature]  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]