

UNOFFICIAL COPY

Doc#: 2135618154 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2021 10:22 AM Pg: 1 of 4

QUIT CLAIM DEED

Dec ID 20211201666025

RECORDER'S STAMP

Prepared By:
Sheni Djurisc
815 W. Van Buren St., Suite 204
Chicago, IL 60607

Name & Address Of Taxpayer:
Jennifer Lynn Dietrich
6884 W. Touhy Ave., #3F
Niles, IL 60714

THE GRANTORS, GEORGE E. DIETRICH and GENEVIEVE E. DIETRICH, residing at 4849 Meade Ave., Chicago, IL 60630, for and in consideration of Ten DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CONVEY and QUIT CLAIM their undivided interest in such real estate to JENNIFER LYNN DIETRICH, residing at 6884 W. Touhy Ave., #3F, Niles, IL 60714, all of the Grantor's rights and interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A for the Legal Description.

Property Address: 6884 West Touhy Ave., #3F, Niles, IL 60714

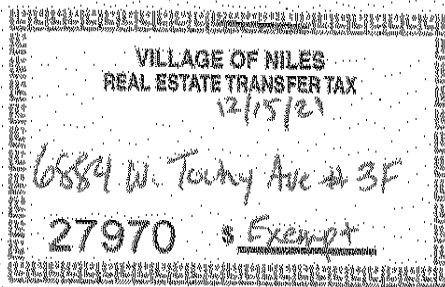
PIN: 10-30-317-045-1042

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Act.

12-07-2021
Date

George E. Dietrich
Buyer, Seller or Representative



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EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 6884-F IN BURNING BUSH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 4 IN CIRCUIT COURT PARTITION OF LOT 2 IN WEST AND OTHERS' SUBDIVISION OF PART OF LOT 1 AND OF LOT 18 IN ASSESSORS' DIVISION IN THE SOUTHWEST 1/4 OF SECTION 30, AND OF LOT 8 IN ASSESSOR'S DIVISION OF JANE MIRANDA'S RESERVE, AND OF LOT 11 OF ASSESSORS' DIVISION OF THE SOUTHWEST 1/4 OF SECTION 30, ALL IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS TO WIT: BEGINNING AT A POINT IN THE WEST LINE OF LOT 4 AFORESAID 9.93 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY ALONG AN ARC OF A CIRCLE HAVING A RADIUS OF 1041.51 FEET FOR A DISTANCE OF 44.67 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 4 AFORESAID, 46.07 FEET EASTERLY OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 4 AFORESAID 46.07 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 4 AFORESAID 9.93 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS, ALSO, THAT PART OF LOT 12 IN WEST AND OTHERS' SUBDIVISION OF PARTS OF LOT 1 AND OF LOT 18 IN ASSESSORS DIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, AND LOT 8 IN JANE MIRANDA'S RESERVE IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF SCHOOL STREET AND THE NORTHERLY LINE OF TOUHY AVENUE, SAID POINT BEING 45.52 FEET EASTERLY (AS MEASURED ON THE SOUTHERLY LINE OF LOT 4) OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF TOUHY AVENUE WHICH IS A CURVED LINE HAVING A RADIUS OF 1041.51 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF TOUHY AVENUE AND THE SOUTHERLY LINE OF SCHOOL STREET; THENCE NORTHERLY 24.75 FEET ON A LINE PERPENDICULAR TO THE SOUTHERLY LINE OF SCHOOL STREET TO A POINT ON THE CENTER LINE OF SCHOOL STREET; THENCE WESTERLY ALONG THE CENTER LINE OF SCHOOL STREET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM FILED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT NUMBER 3048728, AND IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24844710, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12 / 12 / 20 21

SIGNATURE: George E. Dietrich
Genevieve Dietrich
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

GEORGE E. DIETRICH

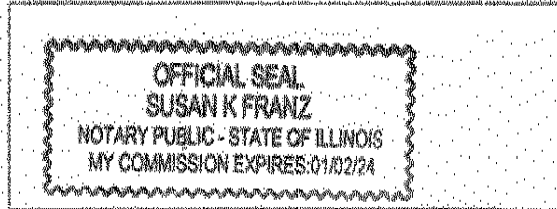
By the said (Name of Grantor): GENEVIEVE DIETRICH

On this date of: 12 / 12 / 20 21

NOTARY SIGNATURE: Susan K Franz

SUSAN K. FRANZ

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12 / 12 / 20 21

SIGNATURE: Jennifer Dietrich
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

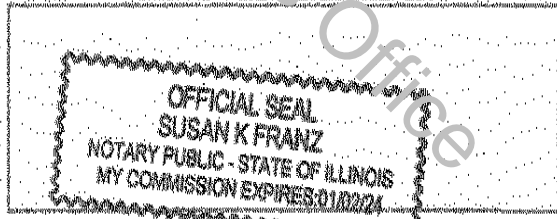
SUSAN K. FRANZ

By the said (Name of Grantee): JENNIFER DIETRICH

On this date of: 12 / 12 / 20 21

NOTARY SIGNATURE: Susan K Franz

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act**: (35 ILCS 200/Art. 31)