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Doc#: 2332606224 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/22/2023 11:49 AM Pg: 1 of 3

TRUSTEE'S DEED

MAIL TO:
GREGORY CATRAMBONE
10555 W. CERMAK RD.
WESTCHESTER, IL 60154

Dec ID 20231101678624

GRANTEE-TAXPAYER'S ADDRESS:
JENNIFER LYNN DIETRICH
6884 W. TOUHY AVE., UNIT F
NILES, IL 60714

THIS INSTRUMENT WITNESSETH,

That the Grantor, GENEVIEVE ETHEL DIETRICH AS SUCCESSOR TRUSTEE OF THE GEORGE E. DIETRICH 2007 REVOCABLE TRUST, of the County of Cook and State of Illinois for and in consideration of Ten and no/hundredths Dollars (\$10.00), and other good and valuable consideration in hand paid, convey and warrant unto JENNIFER LYNN DIETRICH an undivided one-half (1/2) interest in the following described real estate to-wit:

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 QUARTER 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 QUARTER 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 QUARTER OF SECTION 30, AND LOT 8 IN JANE MIRANDA'S RESERVE IN THE SOUTHWEST QUARTER 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 24644710, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

10-30-317-045-1042

6884 W. TOUHY AVE., UNIT F, NILES, IL 60714

VILLAGE OF NILES REAL ESTATE TRANSFER TAX 11/21/2023 6884 W. TOUHY #F 29488 \$ <u>Exempt</u>
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Subject to: General real estate taxes not due and payable at the time of closing; 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.

To have and to hold said premises forever.

In Witness Whereof, the Grantor aforesaid has hereunto set her hand effective

this 7th day of December 2021

Genevieve Ethel Dietrich
GENEVIEVE ETHEL DIETRICH AS SUCCESSOR
TRUSTEE OF THE GEORGE E. DIETRICH 2007
REVOCABLE TRUST

State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that GENEVIEVE ETHEL DIETRICH AS SUCCESSOR TRUSTEE OF THE GEORGE E. DIETRICH 2007 REVOCABLE TRUST personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18 day of November 2023

Emily Wright Gammage
Notary Public



EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

Gregory Catrambone
Date: 11-20-2023

THIS INSTRUMENT WAS PREPARED BY:
Gregory Catrambone
Law Office of Gregory Catrambone, P.C.
10555 W. Cermak Road
Westchester, IL 60154
(708) 562-1191

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/1-47

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 title to real estate under the laws of the State of Illinois.

DATED: 11/1/23

X SIGNATURE: Jennifer Lynn Dietrich
GRANTOR or AGENT

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

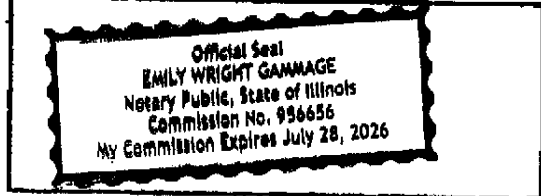
Subscribed and sworn to before me, Name of Notary Public: Emily Wright Gammage

By the said (Name of Grantor): Jennifer Lynn Dietrich

On this date of: 11/1/23

NOTARY SIGNATURE: Emily Wright Gammage

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 title to real estate under the laws of the State of Illinois.

DATED: 11/1/23

X SIGNATURE: Jennifer Lynn 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: Emily Wright Gammage

By the said (Name of Grantee): Jennifer Lynn Dietrich

On this date of: 18 November, 2023

NOTARY SIGNATURE: Emily Wright Gammage

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE
Pursuant to Section 35 ILCS 50-60000/22, 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 Act: (35 ILCS 200/Art. 31)