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TRUSTEE'S DEED



24054340070

Doc# 2405434007 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/23/2024 09:43 AM PG: 1 OF 2

Mail To:

~~Nawal Mohamad Abueid~~ Jamil Hussein
~~6854 W. 111th Street~~ 7240 W. 85th St
~~Worth, IL 60482~~ Bridgeview, IL 60455

Send Future Tax Bills To:

~~Jamil Hussein~~ Jamil Hussein
~~7321 W. 85th Place, Unit 3B~~ 7240 W 85th St
~~Bridgeview, Illinois 60455~~ Bridgeview IL 60455

Prepared By: Gregg E. Littlejohn
15 Abbeyfeale Drive
Oswego, IL 60543

THIS INDENTURE, made on February 5, 2024 between Muriel A. Von Arb, as Trustee under the Muriel A. Von Arb Trust, dated February 3, 2010, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and in pursuance of a certain Trust Agreement, party of the first part, and Jamil Hussein, of 7240 W. 85th Street, Bridgeview, Illinois 60455 party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid does hereby convey and warrant unto said party/parties of the second part, the following described REAL ESTATE, situated in Cook County, Illinois, to wit:

UNIT 3-B IN CEDAR ROW CONDOMINIUM NO. 11 AS DELINEATED ON THE PLAT OF SURVEY OF LOT 4 IN BLOCK 2 IN HARTZ OKETO AVENUE SUBDIVISION, RESUBDIVISION OF A PART OF FREDERICK H. BARTLETT'S 1ST ADDITION TO FREDERICK H. BARTLETT'S 79TH STREET ACRES IN SECTION 31, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTION 36, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM MADE BY FORD CITY BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1973 AND KNOWN AS TRUST NUMBER 382 SAID DECLARATION DATED FEBRUARY 27, 1977 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23847541 AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS

Commonly Known As 7321 W. 85th Place, Unit 3B, Bridgeview, Illinois 60455

Property Index Number 18-36-403-069-1006

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

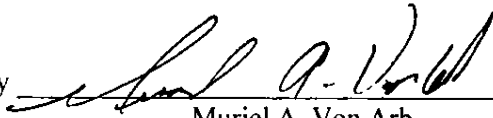
This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust

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and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

Subject to: 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, limitations and conditions imposed by the Illinois Condominium Property Act

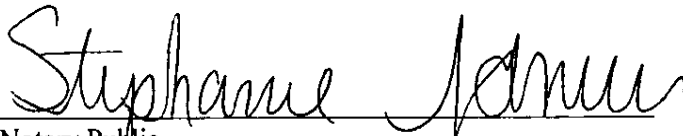
IN WITNESS WHEREOF, said party of the first part has caused her name to be signed, the day and year first above written.

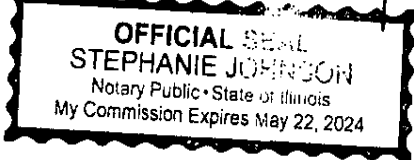
By 
Muriel A. Von Arb
as Trustee, as aforesaid, and not personally

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Muriel A. Von Arb, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal this 5th day of February, 2024.


Notary Public



REAL ESTATE TRANSFER TAX		23-Feb-2024
COUNTY:		62.50
ILLINOIS:		125.00
TOTAL:		187.50

18-36-403-069-1006 | 20240201630314 | 0-128-635-440