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Karen A. Yarbrough
Cook County Clerk
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This document prepared by:
Gina F. Birmingham
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City Stamp 0-990-917-168

After recording mail to:
Gina F. Birmingham
Latimer LeVay Fyock LLC
55 West Monroe Street, Suite 1100
Chicago, Illinois 60603

TRUSTEE'S DEED Individual

THE GRANTOR, **MARILYN KRIEBEL**, as Successor Trustee of the **TRUST ARISING UNDER AGREEMENT DATED SEPTEMBER 5, 1974 AND KNOWN AS THE "1974 RICHARDSON FAMILY TRUST"** of the City of El Cajon, County of San Diego, State of California, for and in consideration of the sum of *Ten and No/100* (\$10.00) *Dollars* and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell and convey to **MONIQUE RICHARDSON**, an unmarried woman, of 1224 Wilshire Blvd., City of Santa Monica, County of Los Angeles, State of California, the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE SOUTH 1/2 OF LOT 6 IN THE EAST 1/2 OF BLOCK 17 IN PITNER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 7756-7758 S. Michigan Avenue, Chicago, Illinois 60619

Permanent Real Estate Index Number(s): 20-27-313-038-0000

TO HAVE AND TO HOLD said premises, forever.

SUBJECT TO: Covenants, conditions, and restrictions of record.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, Grantor, as Successor Trustee aforesaid, has hereunto set her hand and seal on this 2 day of November, 2023.



MARILYN KRIEBEL, Successor Trustee of the TRUST ARISING UNDER AGREEMENT DATED SEPTEMBER 5, 1974 AND KNOWN AS THE "1974 RICHARDSON FAMILY TRUST"

STATE OF CALIFORNIA)
)ss:
COUNTY OF SAN DIEGO)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARILYN KRIEBEL, 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 acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2 day of November, 2023.


Notary Public

Mail all future tax bills to:
Monique Richardson
1224 Wilshire Blvd.
Santa Monica, California 90403



EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 31-45, OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45), PARAGRAPH (5), SECTION 74-106 OF THE COOK COUNTY REAL PROPERTY TRANSFER TAX ORDINANCE, AND PARAGRAPH (E), SECTION 3-33-060, OF THE CHICAGO REAL PROPERTY TRANSFER TAX LAW.

DATE: 11/2/2023, 2023

REPRESENTATIVE Lina Birmingham

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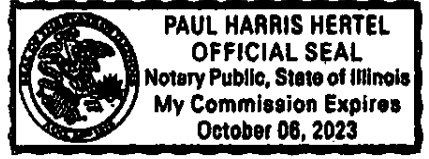
STATEMENT BY GRANTOR AND GRANTEE

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 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 12/11/2023 Signature: Jura Birmingham
Grantor or Agent

Subscribed and sworn to before me
by the said Attorney
dated 12/11/2023

Notary Public Paul F. W.

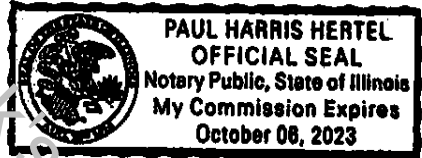


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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 12/11/2023 Signature: Jura Birmingham
Grantee or Agent

Subscribed and sworn to before me
by the said Attorney
dated 12/11/2023

Notary Public Paul F. W.



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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.