

UNOFFICIAL COPY

EXECUTOR'S DEED

Doc#: 2413024254 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/9/2024 11:11 AM Pg: 1 of 4

Doc ID 20240401685064

THIS INDENTURE WITNESSETH that the Grantor, Joel M. Friedman, not individually, but solely in his capacity as Independent Executor of the **ESTATE OF JOAN FRANK**, by virtue of the power granted to Joel M. Friedman by Letters of Office issued by the Circuit Court of Cook County, Illinois, Probate Division Case No. 2023 P 008307 (a copy of which is attached hereto and made a part hereof), and in exercise of the power granted in and by said Letters of Office, and in pursuance of every other power and authority so granted, and in consideration of Ten and no/100 Dollars (\$10.00), receipt whereof is hereby acknowledged, does hereby QUIT CLAIM and CONVEY unto:

THE ABOVE SPACE FOR RECORDER'S USE ONLY

NICOLE DIAMOND ("Grantee"), whose address is 9029 Niles Center Road, Skokie, Illinois 60076, all interest in the following described real estate situated in the County of Cook and State of Illinois, to-wit:

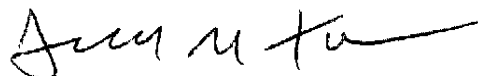
Lots 35 and 36 in Block 5 in Arthur Micheal and Company's Howard "L" Subdivision, a part of the Southeast 1/4 of Hoffman Subdivision of the Southeast 1/4 of Section 27, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 10-27-401-025-0000 and 10-27-401-026-0000
Commonly known as: 7540 N. Kildare, Skokie, Illinois 60076

SUBJECT TO: (a) general real estate taxes not delinquent on the date hereof; and (b) covenants, conditions, and restrictions of record.

Situated in Cook County, Illinois, hereby releasing and waiving unto the Grantee all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, this Executor's Deed is dated as of the 17th day of April, 2024.



Joel M. Friedman, not individually, but solely in his capacity as Independent Executor of the **ESTATE OF JOAN FRANK**

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Exempt under provisions of Real Estate
Transfer Tax Act, 35 ILCS 200/31-45(e)

[Signature]

Dated: 2/11/23, 2024

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOEL M. FRIEDMAN in his capacity as Independent Executor of the Estate of Joan Frank, 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 a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17th day of April, 2024.

[Signature: Yvonne A. Hedrin]

Notary Public

After Recording Mail to:

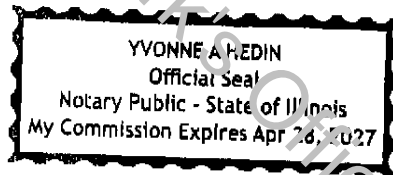
Kenneth A. Goldstein, Esq.
Kilpatrick Townsend & Stockton LLP
500 W. Madison Street, Suite 3700
Chicago, Illinois 60661

Send Subsequent Tax Bills to:

Nicole Diamond
9039 Niles Center Road
Skokie, Illinois 60076

This Instrument Was Prepared by:

Kenneth A. Goldstein, Esq.
Kilpatrick Townsend & Stockton LLP
500 W. Madison Street, Suite 3700
Chicago, Illinois 60661




VILLAGE OF SKOKIE		
ECONOMIC DEVELOPMENT TAX		
PIN:	<u>10-27-401-025/026</u>	
ADDRESS:	<u>7540 Kildare Ave</u>	
<u>21701</u>	<u>5/3/24</u>	<u>\$2500 SL</u>

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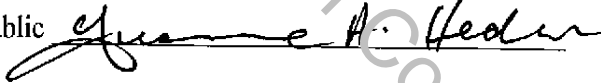
GRANTOR/GRANTEE STATEMENT

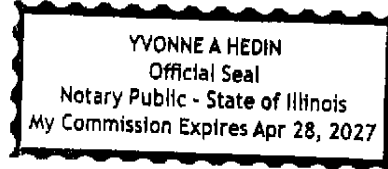
The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 April 17, 2024.

Signature 
Joel M. Friedman, as Executor, Grantor


Subscribed and sworn to before me
by the said Grantor this 17th
day of April, 2024.

Notary Public 

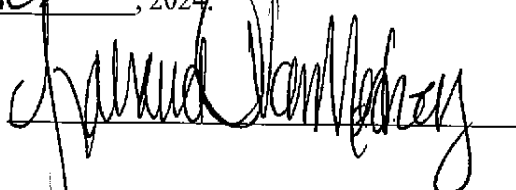


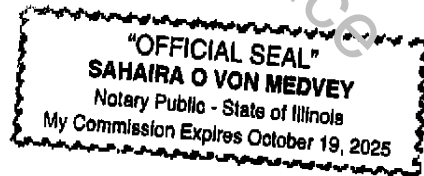
The Grantee or his/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 17th, 2024.

Signature 
Nicole Diamond, Grantee

Subscribed and sworn to before me
by the said Grantee this 17
day of April, 2024.

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 the provisions of the Illinois Real Estate Transfer Tax Act: 35 ILCS 200/Art. 31.)

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT – PROBATE DIVISION

Estate of Joan Frank
Deceased

Case Number: 2023P008307

Docket: _____

Page: _____

ORIGINAL

LETTERS OF OFFICE – DECEDENT’S ESTATE

JOEL M FRIEDMAN has been appointed Independent Executor of the estate of Joan Frank, deceased, who died 11/09/2023, and is authorized to take possession of and collect the estate of the decedent and to all acts required by law.



Witness: 01/05/2024

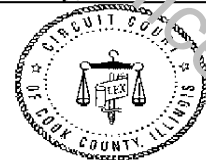
IRIS Y MARTINEZ
Clerk of the Circuit Court

CERTIFICATE

I certify that this is a copy of the letters of office now in force in this estate.

Darnella Broom at Probate Division

Witness: Friday, 01/05/2024



IRIS Y MARTINEZ
Clerk of Court