

# UNOFFICIAL COPY



\*20234100490\*

## WARRANTY DEED

JT-20-721 1001 (S)

Doc# 2023410049 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/21/2020 03:32 PM PG: 1 OF 3

The above space for recorder's use only

**THE GRANTOR(S)**, Jakob Bakst and Malka Bakst a/k/a Marilyn Bakst, a married couple, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, **CONVEY** and **WARRANT** to:

Binyomin Meystel & Esther Meystel, husband and wife, not as tenants in common or as joint tenants, but as Tenants by the Entirety, the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

ADDRESS OF PROPERTY: 6302 North Monticello Avenue, Chicago, Illinois 60659

PIN: 13-02-105-047-0000

SUBJECT TO:

Covenants, conditions and restrictions of record, utility easements and general real estate taxes for 2020 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. To have and to hold said premises forever.

Dated this 28 day of JUNE, 2020.

\_\_\_\_\_  
Jakob Bakst

\_\_\_\_\_  
Malka Bakst a/k/a Marilyn Bakst

S   
P   
S   
M   
SC   
E   
INT

REAL ESTATE TRANSFER TAX	10-Jul-2020
CHICAGO:	7,905.00
CTA:	3,162.00
TOTAL:	11,067.00 *



13-02-105-047-0000 | 20200701626467 | 0-364-886-752

\* Total does not include any applicable penalty or interest due.

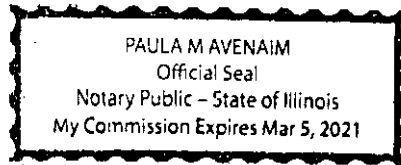
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State of IL )  
County of Cook ) SS

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Jakob Bakst and Malka Bakst a/k/a Marilyn Bakst, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person or by legally permissible means 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 seal this 21<sup>st</sup> day of June, 2020.

Paula M. Avenaim  
NOTARY PUBLIC



This instrument prepared by:  
Michael Goldhirsh, Esq.  
2107 Magnolia Lane  
Highland Park, Illinois 60035

REAL ESTATE TRANSFER TAX		21-Aug-2020
	COUNTY:	527.00
	ILLINOIS:	1,054.00
	TOTAL:	1,581.00
13-02-105-047-0000   20200701626467   0-881-029-600		

Mail to:  
Benjamin Meysel  
6302 N. Monticello Ave  
Chicago, IL 60659

Tax bill to:  
Benjamin Meysel  
6302 N. Monticello  
Chicago, IL 60659

Mail to:  
Janus Title Agency, LLC  
100 N. LaSalle, #1200  
Chicago, IL 60602

Mail to:  
Janus Title Agency, LLC  
100 N. LaSalle, #1200  
Chicago, Illinois 60602

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## Legal Description

### PARCEL 1:

THE NORTH 4 FEET OF LOT 25 AND LOT 26 IN BLOCK 4 IN OLIVER SALINGER AND COMPANY'S 7TH KIMBALL BOULEVARD ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION IN THE NORTH EAST 1/4 AND THE NORTH WEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOT 25 (EXCEPT THE NORTH 4 FEET THEREOF) IN BLOCK 4 IN OLIVER SALINGER AND COMPANY'S 7TH KIMBALL BOULEVARD ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION IN THE NORTH EAST 1/4 AND THE NORTH WEST FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, COOK COUNTY, ILLINOIS.

Property Index No.: 13-02-105-047-0000

Address of Real Estate: 6302 North Monticello Avenue, Chicago, IL 60659

Property of Cook County Clerk's Office