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Karen A. Yarbrough
Cook County Clerk
Date: 11/16/2022 03:04 PM Pg: 1 of 6

This document prepared by:
Adler and Herbach
7101 N. Cicero Ave Suite 200
Lincolnwood, IL 60712

After recording return to:

Dec ID 20221101686351
ST/CO Stamp 0-870-635-856
City Stamp 2-108-545-360

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220557110646 of 3

13-02-113-035-0000
(Parcel Identification Number(s))

WARRANTY DEED

THE GRANTOR(S) 6210 N. Monticello LLC, an Illinois limited liability company, hereinafter "Grantor," for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant to Yeshivas Kesser Yonah, an Illinois non profit corporation, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

ALSO KNOWN AS: 6210 N. Monticello Ave, Chicago, IL 60659

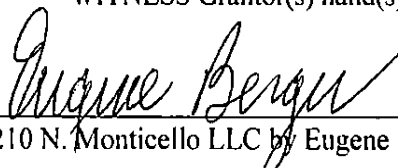
HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT to all easements, rights-of-way, protective covenants of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, except as otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 9 day of November, 2022.


6210 N. Monticello LLC by Eugene Berger, Manager

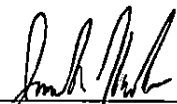
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STATE OF ILLINOIS }
 }
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Eugene Berger 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 it signed, sealed and delivered in the instrument as its 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 notarial seal, this 9th day of November, 2022.





Notary Public
(SEAL)

Grantor(s) Name, Address:
6210 N. Monticello LLC
6248 N. Monticello Ave
Chicago, IL 60659

Grantee(s) Name, Address:
Yeshivas Kesser Yonah
3635 W. Devon Ave
Chicago, IL 60659

SEND TAX STATEMENTS TO GRANTEE

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

10-Nov-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-02-113-035-000C

| 20221101686351

| 0-870-635-856

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

10-Nov-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-02-113-035-0000 | 20221101686351 | 2-108-545-360

* Total does not incl jd's any applicable penalty or interest due.

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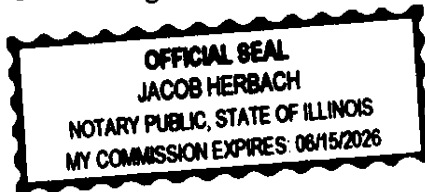
STATEMENT BY GRANTOR AND GRANTEE

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 November 10, 2022

Signature: *Yakov Sushman*
Grantor or Agent

Subscribed and sworn to before me
by the said Yakov Sushman
this 10th day of November, 2022
Notary Public *Jacob Herbach*



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

Dated November 10th, 2022

Signature: *Akiva Krinsky*
Grantee or Agent

Subscribed and sworn to before me
By the said Akiva Krinsky
This 10th day of November, 2022
Notary Public *Jacob Herbach*



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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Exhibit A

Legal Description

The following described land situated in the County of Cook in the State of Illinois:

Lot 23 in Block 3 in Oliver Salinger and Company's 7th Kimball Boulevard Addition to North Edgewater being a subdivision in the Northeast fractional 1/4 and in Northwest fractional 1/4 of Section 2, Township 40 North, Range 19, East of the Third Principal Meridian.

Parcel ID(s):

13-02-113-035-0000

Property Commonly known as:

6210 North Monticello Avenue, Chicago, IL 60659

Property of Cook County Clerk's Office