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Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2023 11:52 AM Pg: 1 of 4
Dec ID 20230201645002

This document was prepared by:
Kenneth A. Goldstein, Esq.
HMB Legal Counsel
500 W. Madison, Suite 3700
Chicago, Illinois 60661

After Recording Return to:
Kenneth A. Goldstein, Esq.
HMB Legal Counsel
500 W. Madison, Suite 3700
Chicago, Illinois 60661

Send Subsequent Tax Bills to:

Grove Street Partners LLC
6626 E. Malcomb Dr.
Paradise Valley, AZ 85253

THE ABOVE SPACE FOR RECORDER'S USE ONLY

WARRANTY DEED

Debra F. Lewin, not individually but solely as Trustee of the DEBRA F. LEWIN TRUST u/t/a dated July 7, 1998, as amended and restated (the "Grantor"), the beneficial interest of said trust being held by Debra F. Lewin, whose address is 6626 E. Malcomb Dr., Paradise Valley, Arizona 85253 does hereby CONVEY AND WARRANT to **GROVE STREET PARTNERS LLC**, an Illinois limited liability company (the "Grantee"), having an office at 6626 E. Malcomb Dr., Paradise Valley, Arizona 85253, all of the Grantor's right, title and interest in and to the real estate, situated in the County of Cook, State of Illinois, to-wit:

See legal description attached hereto as Exhibit A.

Permanent Index Numbers: 05-07-110-031-0000; 05-07-110-032-0000; and 05-07-110-033-0000

Commonly Known As: 760 Grove Street, Glencoe, Illinois 60024

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

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

Debra F. Lewin, Trustee
Debra F. Lewin, as Trustee, a Grantor

Dated: 1/18, 2023

TO HAVE AND TO HOLD the said premises with the appurtenances thereto, unto Grantee and its successors and assigns.

And the said Grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

[Signature Page Follows]

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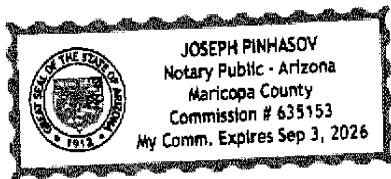
18 IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Warranty Deed as of this day of January 2023.

Debra F. Lewin
Debra F. Lewin, as Trustee

State of ARIZONA)
County of MARICOPA) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DEBRA F. LEWIN, is 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 18 day of Jan 2023.



Joseph Pinhasov
Notary Public

[SIGNATURE PAGE TO WARRANTY DEED]

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GRANTOR/GRANTEE STATEMENT

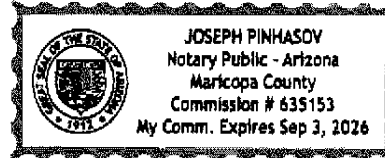
The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 1/18, 2023.

Signatures Debra F. Lewin
Debra F. Lewin, a Grantor

Subscribed and sworn to before me by the said Grantor this 18 day of JAN, 2023.

Notary Public Joseph Pinhasov



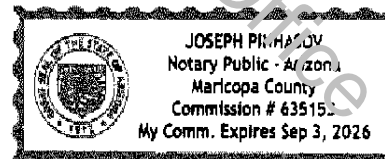
The Grantee or his/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1/18, 2023.

Signatures Debra F. Lewin
Debra F. Lewin, a Grantor

Subscribed and sworn to before me by the said Grantee this 18 day of JAN, 2023.

Notary Public Joseph Pinhasov



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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EXHIBIT A
LEGAL DESCRIPTION

Lots 15, 16, 17 and 18 in Charles E. Brown's Subdivision of Lot 7 to 10 and 23 to 27 in Block 35 in the Village of Glencoe, according to the plat thereof recorded August 9, 1883 as Document Number 487274 in Section 7, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Numbers: 05-07-110-031-0000; 05-07-110-032-0000; and 05-07-110-033-0000

Commonly Known As: 760 Grove Street, Glencoe, Illinois 60022

Property of Cook County Clerk's Office