

# UNOFFICIAL COPY

THIS DOCUMENT WAS  
PREPARED BY:

Forde & O'Meara LLP  
Lisa J. Saul, Esq.  
191 N Wacker Dr, Suite 3100  
Chicago, Illinois 60606

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Karen A. Yarbrough  
Cook County Clerk  
Date: 03/09/2023 02:55 PM Pg: 1 of 4

Dec ID 20230301664825  
ST/CO Stamp 0-028-852-432 ST Tax \$1,650.00 CO Tax \$825.00



1/2

23FSC25463647

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## WARRANTY DEED

THIS INDENTURE is made as of this 2nd day of March, 2023 by and between **942 Club Circle LLC, an Illinois limited liability company**, of the City of Chicago, State of Illinois ("Grantor"), and **Jonathan Rahbar and Nicole E. Bialk, married to each other, as Tenants by the Entirety** of the City of Chicago, State of Illinois (collectively, the "Grantees").

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEYS AND WARRANTS unto Grantees, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See **Exhibit A** attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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

Permanent Real Estate Tax Number: 04-36-300-003-0000  
Address of Real Estate: 942 Club Circle, Glenview, IL 60025

SIGNATURE PAGE FOLLOWS

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 2nd day of March, 2023.

942 Club Circle LLC

By:   
Michael J. Radel, Manager

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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 Michael J. Radel, 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 this said 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 official seal, this 2nd day of March, 2023.

Doris Kay Brubaker  
Notary Public

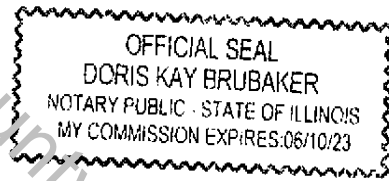
Commission expires:

**Send Subsequent Tax Bills To:**

Jonathan Rahbar and Nicole Elizabeth Bialk  
942 Club Circle  
Glenview IL 60025

**After Recording Return To:**

Jonathan Rahbar and Nicole Elizabeth Bialk  
942 Club Circle  
Glenview IL 60025



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## EXHIBIT A

### Legal Description

LOT 7 IN CLUB PARK SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 36,  
TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

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