

UNOFFICIAL COPY

Doc#: 2315713046 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/06/2023 11:30 AM Pg: 1 of 2

**THIS INSTRUMENT WAS
PREPARED BY:**

Law Offices of Cambi L. Cann, P.C.
4245 N. Knox Avenue
Chicago, Illinois 60641

Dec ID 20230501633225
ST/CO Stamp 0-038-681-296 ST Tax \$1,899.00 CO Tax \$949.50
City Stamp 0-523-385-552 City Tax: \$19,939.50

Above Space for Recorder Use Only

WARRANTY DEED

THIS **WARRANTY DEED** is made as of this 31st day of May 2023 by **CATHARINE BLUESTEIN** and **ANDREW P. BLUESTEIN**, wife and husband, having an address of 1924 N. Winchester Avenue, Chicago, Illinois 60622 ("Grantors") to **JAWWAD ALI AKHTAR** and **ALEXIS AKHTAR**, a married couple having an address of 1632 W. JULIAN STREET, 4th SE, CHICAGO, IL 60622 ("Grantees"), not as tenants in common, and not as joint tenants with the right of survivorship, but as tenants by the entirety. ** Husband and Wife*

WITNESSETH, that the Grantors, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantees, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, WARRANTS AND CONVEY unto the Grantees, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

LOT 51 IN BLOCK 39 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST HALF OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1924 N. Winchester Avenue, Chicago, Illinois 60622.

PIN: 14-31-400-033-0000.

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantors, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances unto the Grantee, its successors and assigns, that during the period that Grantors have owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a single-family residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and for tax years 2022 2nd installment and subsequent years which are not yet due and payable.

[Signature Page, Notary and Legal Description Follows]

23873596-IL-1052

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IN WITNESS WHEREOF, said Grantors have caused their names to be signed to this Warranty Deed as of the first day and year first above written.

GRANTORS:



CATHARINE BLUESTEIN



ANDREW P. BLUESTEIN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **CATHARINE BLUESTEIN**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that she signed 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 31st day of May, 2023.

NOTARY PUBLIC
My commission expires: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **ANDREW P. BLUESTEIN**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31st day of May, 2023.

NOTARY PUBLIC
My commission expires: _____

AFTER RECORDING MAIL TO:
Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, Illinois 60030

SEND SUBSEQUENT TAX BILLS TO:
Jawwad Ali Akhtar and Alex Akhtar
1924 N. Winchester Avenue
Chicago, Illinois 60622