

UNOFFICIAL COPY

Doc#. 2322329232 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/11/2023 11:20 AM Pg: 1 of 3

JUDGE'S DEED

PREPARED BY AND RETURN TO:

Carrie A. Zuniga
Lesser Lutrey Pasquesi & Howe, LLP
191 E Deerpath, Ste. 300
Lake Forest, IL 60045

Dec ID 20230801692077
ST/CO Stamp 0-936-122-832
City Stamp 0-399-251-920

SEND SUBSEQUENT TAX BILLS TO:

Eddie Zippershtein, Trustee
6649 N. Longmeadow Ave.
Lincolnwood, IL 60712

**PURSUANT TO THE ORDER OF THE NINETEENTH JUDICIAL CIRCUIT COURT
IN LAKE COUNTY ILLINOIS DATED APRIL 14, 2023 AND RECORDED
HEREWITH, THIS JUDGE'S DEED REFORMS, REPLACES AND SUPERSEDES THE
PRIOR DEED RECORDED FOR THIS PROPERTY DATED AUGUST 9, 1996
RECORDED AS DEED NO. 96682538.**

THE GRANTORS, RUBEN ZIPPERSHTEIN and DANIELLA ZIPPERSHTEIN, his wife, as joint tenants with right of survivorship, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars and other good and valuable consideration, cash in hand paid,

CONVEYS and QUITCLAIMS unto EDDIE ZIPPERSHTEIN, not individually, but as trustee of the BODY TRUST, an undivided one-half interest in the following described Real Estate situated in Cook County, Illinois, commonly known as 3042-44 West Lawrence Avenue and legally described as:

LOTS 25, 26 AND 27 IN THE SUBDIVISION OF THE SOUTH ½ OF LOT 30 IN JACKSON'S SUBDIVISION OF THE SOUTH EAST ¼ OF SECTION 11, AND THE SOUTH WEST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Permanent Index Number: 13-12-315-016 & 13-12-315-017

Property Address: 3042-44 West Lawrence Avenue, Chicago, IL 60625

Dated this 9th day of August 1996.



HON. JANELLE CHRISTENSEN
Judge's No. _____

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STATE OF ILLINOIS)
) ss
COUNTY OF LAKE)

I, the undersigned, a Deputy Clerk of the Circuit Court of Lake County, or a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that JANELLE CHRISTENSEN, a Judge of the Circuit Court of Lake County, Illinois, 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 seal this 14th day of April, 2023.

.....
"OFFICIAL SEAL" NOTARY PUBLIC
KATIE A. SAMORIAN
Notary Public, State of Illinois
My Commission Expires 10/27/2026
.....

[Handwritten Signature]

AFFIX TRANSFER STAMPS ABOVE

Or

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph E, Section 4 of said Act.

Date: 4/14/23

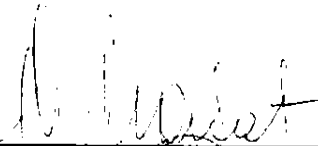
[Handwritten Signature]
Owner, Agent or Representative

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STATEMENT BY GRANTOR AND GRANTEE

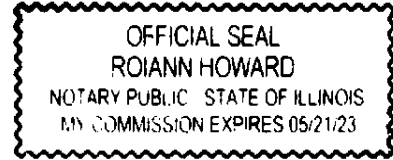
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business 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: May 4, 2023

Signature: 
Grantor or Agent

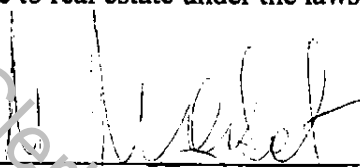
Subscribed and sworn to before me by the said Agent this 4th day of May, 2023.

Notary Public: 

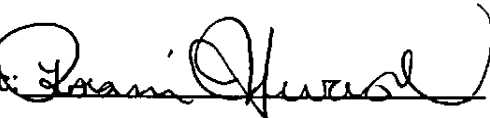


The Grantee or his agent affirms and verifies that the name of the Grantee shown on the Deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and 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: May 4, 2023

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 4th day of May, 2023.

Notary Public: 



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.

(Attached to deed of ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)