

# UNOFFICIAL COPY

Doc#. 2324249079 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/30/2023 02:36 PM Pg: 1 of 5

## 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 20230801612257  
ST/CO Stamp 1-534-711-248  
City Stamp 1-386-141-136

### 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. 96712139.**

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 3045-53 West Lawrence Avenue and legally described as:

LOTS 3, 4, 5 AND 6 IN BLOCK 34 IN NORTHWEST LANE ASSOCIATION SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS.

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

Permanent Index Number: 13-13-102-003; 13-13-102-004; 13-13-102-005; 13-13-102-006

Property Address: 3045-53 West Lawrence Avenue, Chicago, IL 60625

Dated this 9<sup>th</sup> day of August 1996.

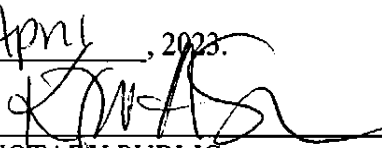
HON. JANELLE CHRISTENSEN  
Judge's No. \_\_\_\_\_

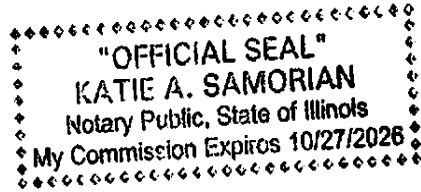
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STATE OF ILLINOIS     )  
  ) ss  
COUNTY OF LAKE     )

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 14 day of April, 2023.

  
\_\_\_\_\_  
NOTARY PUBLIC



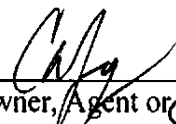
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**AFFIX TRANSFER STAMPS ABOVE**

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

  
\_\_\_\_\_  
Owner, Agent or Representative

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FILED

**IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT  
LAKE COUNTY, ILLINOIS – CHANCERY DIVISION**

APR 14 2023

AVINOAM COHEN, individually and )  
 as trustee of the Shopping Trust dated August )  
 28, 1996, the Factory Trust dated August 28, )  
 1996, the Body Trust dated August 28, 1996, )  
 the Town Trust dated August 28, 1996, and the )  
 M Trust dated August 28, 1996, )  
 Plaintiff, )  
 v. )  
 )  
 DANIELLA ZIPPERSHTEIN, *et al.*, )  
 Defendants. )

*Eric Christensen*  
Circuit Clerk

No. 21 CH 399  
Judge Janelle Christensen

**ORDER OF REFORMATION**

THIS CAUSE coming before the Court due notice having been given, and the Court being fully advised in the premises, based upon the agreement of the parties to the captioned matter and this Court's authority as a court of equity, IT IS HEREBY ORDERED:

1. Judge's Deeds shall be recorded with the appropriate Recorder of Deeds for each of the following real properties, which Judge's Deeds shall reform, superseded and replace the deeds referenced below:
  - a. Judge's Deed for 3041 W. Lawrence Avenue, Chicago, IL 60625, reforming, superseding and replacing the prior deed recorded for said property with the Cook County Recorder of Deeds dated August 9, 1996 as Deed No. 96682539;
  - b. Judge's Deed for 3042-44 W. Lawrence Avenue, Chicago, IL 60625, reforming, superseding and replacing the prior deed recorded for said property with the Cook County Recorder of Deeds dated August 9, 1996 as Deed No. 96682538;
  - c. Judge's Deed for 3045-53 W. Lawrence Avenue, Chicago, IL 60625, reforming, superseding and replacing the prior deed recorded for said property with the Cook County Recorder of Deeds dated August 9, 1996 as Deed No. 96712139;
  - d. Judge's Deed for 3055 W. Devon Ave., Chicago, IL 60659, reforming, superseding and replacing the prior deed recorded for said property with the Cook County Recorder of Deeds dated August 9, 1996 as Deed No. 96682534;
  - e. Judge's Deed for 3100 W. Devon Ave., Chicago, IL 60659, reforming, superseding and replacing the prior deed recorded for said property with the Cook County Recorder of Deeds dated August 9, 1996 as Deed No. 96673835;

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- f. Judge's Deed for 5847-59 N. Spaulding, Chicago, IL 60659, reforming, superseding and replacing the prior deed recorded for said property with the Cook County Recorder of Deeds dated August 9, 1996 as Deed No.96682535
  - g. Judge's Deed for 6422 N. St. Louis, Lincolnwood, IL 60046, reforming, superseding and replacing the prior deed recorded for said property with the Cook County Recorder of Deeds dated August 9, 1996 as Deed No. 96677725; and
  - h. Judge's Deed for 9150 Lowell Ave., Skokie, IL 60017, reforming, superseding and replacing the prior deed recorded for said property with the Cook County Recorder of Deeds dated August 9, 1996 as Deed No. 97764581.
2. The instant Order of Reformation shall be recorded, along with the referenced Judge's Deeds, with the Cook County Recorder of Deeds for each of the aforementioned properties.

ALL WITHOUT FURTHER NOTICE

Date: \_\_\_\_\_

ENTER:

\_\_\_\_\_  
JUDGE

*Janelle M. Christensen*

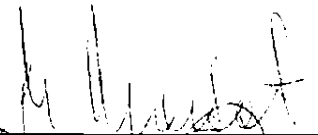
*Order prepared by:*  
**Jeffrey P. O'Kelley (6300454)**  
**Lesser Lutrey Pasquesi & Howe, LLP**  
**191 E. Deerpath, Ste 300,**  
**Lake Forest, IL 60045**  
**(847)295-8800**  
**service@llphlegal.com**

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## STATEMENT BY GRANTOR AND GRANTEE

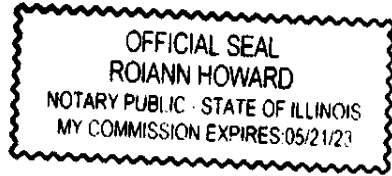
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business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

Notary Public: 

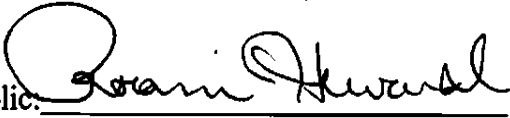


The Grantee or his agent affirms and verifies that the name of the Grantee shown on the Deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and 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 4<sup>th</sup> 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.)