

# UNOFFICIAL COPY

235700355 PK

**WARRANTY DEED**  
**Statutory (Illinois)**  
**(LLC to INDIVIDUAL)**

Doc#: 2325846322 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/15/2023 02:38 PM Pg: 1 of 3

Dec ID 20230701667906

ST/CO Stamp 0-164-400-592 ST Tax \$440.00 CO Tax \$220.00

Chicago Title

**THE GRANTOR, EC**  
**HOLDINGS ONE LLC**

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the Grantees, AHUVA SHABAT of

the following described real estate situated in the County of COOK in the State of Illinois:

LOTS 29 AND 30 IN BLOCK 1  
IN READ AND REYNOLDS EAST PRAIRIE ROAD AND LUNT AVENUE SUBDIVISION  
OF THAT PART OF THE 10 ACRES OF SOUTH OF AND ADJOINING THE NORTH 30  
ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 41  
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF  
PRAIRIE ROAD, ALSO THAT PART OF THE NORTH 83/100 ACRES OF THE SOUTH 1/2  
OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF PRAIRIE ROAD (EXCEPT  
RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 10-35-111-047-0000

Address of Real Estate: 3819 West Greenleaf Avenue, Lincolnwood, IL 60712

SUBJECT TO: (1) General real estate taxes for the year 2022 and subsequent  
Years; (2) Covenants, conditions and restrictions of record, public and utility easements, all  
special governmental taxes or assessments confirmed or unconfirmed, ~~condominium declarations~~  
~~and bylaws~~, hereby releasing and waiving all rights under and by virtue of the Homestead  
Exemption Laws of the State of Illinois to have and to hold said premises forever

Dated this 5 day of September 2023

**EC HOLDINGS ONE, LLC**



**BY: EITAN CORESH, ITS MANAGER**

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STATE OF IL )  
 ) SS  
COUNTY OF COOK )

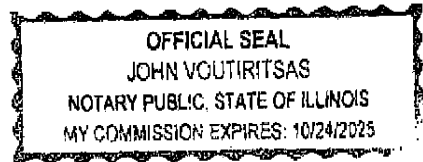
I, the undersigned, a Notary Public in and for the County and State aforesaid **EITAN CORESH** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 notary seal, this 5 day of September, 2023.



Notary Public

My commission expires \_\_\_\_\_



**Prepared By:**  
John J. Voutiritsas  
8770 W. BRYNMAWR, SUITE 1300  
CHICAGO, IL 60631

Send subsequent tax bills to:

Anuva Shabat  
3450 Oakton St  
Skokie IL 60076

MAIL TO:

Michael Z. Margolies  
2201 Main St, Suite 101  
Evanston IL 60202

Property of Cook County Clerk's Office

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THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LINCOLNWOOD  
CERTIFICATE OF PAYMENT  
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES  
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's \_\_\_\_\_ EC Holdings One LLC Eitan Coresh  
Mailing Address: \_\_\_\_\_ 3819 W Greenleaf Ave  
\_\_\_\_\_ Lincolnwood, IL 60712  
Telephone No.: \_\_\_\_\_  
Attorney or Agent: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_  
Property Address: \_\_\_\_\_ 3819 W Greenleaf Ave  
\_\_\_\_\_ Lincolnwood, IL 60712  
Property Index Number (PIN): \_\_\_\_\_ 10-35-111-047-0000  
Water Account Number: \_\_\_\_\_ 108837-000  
Date of Issuance: \_\_\_\_\_ 09/06/2023

VILLAGE OF LINCOLNWOOD

By: John Risko  
John Risko  
Assistant to the Finance Director

THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.