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236NW61508TH
CB 1 of 2

Doc#: 2326440132 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/21/2023 12:05 PM Pg: 1 of 3

Dec ID 20230901629082
ST/CO Stamp 0-008-633-808 ST Tax \$400.00 CO Tax \$200.00
City Stamp 1-573-551-568 City Tax: \$4,200.00

This space reserved for Recorders use only.

WARRANTY DEED

GRANTORS, Abraham Berkman and Annette Berkman, married, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to Yitzchak Lebovics and Tzirel Ahuva Vann ("Grantee") Husband and Wife, City of Chicago, State of Illinois, to have and to hold the said premises as Tenants in the Entirety and not Joint Tenancies, the following described Real Estate situated in the Village of Norridge, in the County of Cook, in the State of Illinois, to wit:

Legal Description: see attached.

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) building lines and easements, covenants, conditions, restrictions of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the real estate; (3) The Illinois Property Condominium Act (4) The Declaration of Condominium (5) Acts of Grantee

Permanent Tax Index Number: 10-25-328-008-1011

Property Address: 2840 W Touhy Avenue, Unit C, Chicago, Illinois, 60645

Waiving all Homestead rights

In Witness Whereof, Grantors has caused its names to be signed to these presents to be effective as of the 19th day of September, 2023.



Abraham Berkman



Annette Berkman

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State of Illinois)

County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that, Abraham Berkman and Annette Berkman, known to me to be the same persons whose names are subscribed to the foregoing Warranty Deed 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 purpose therein set forth.

Given under my hand and official seal, this 19th day of September 2023



[Handwritten Signature]

Notary Public

This document was prepared by:

Jeffrey L. Brand
Attorney at Law
123 Old Barn Ct
Buffalo Grove, IL 60089

Send subsequent tax bills to:

Yitzchak Lebovics
2840 W. Touhy Ave #C
Chicago, IL 60645

Upon Recording Return Deed to:

Larry Drabers
3856 Oakton St.
Skokie, IL 60076

Property of Cook County Clerk's Office

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GNW615086VH

For APN/Parcel ID(s): 10-25-328-008-1011

UNIT NUMBER 11 IN CHESTERFIELD ON TOUHY CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL)

LOT 1 (EXCEPT THE NORTH 160 FEET THEREOF AND EXCEPT THE SOUTH 37.50 FEET OF THE NORTH 197.50 FEET OF THE WEST 147 FEET THEREOF) IN MUNO'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT AS DOCUMENT NUMBER 3769788; ALSO THAT PART OF A STRIP OF LAND 2.12 FEET MORE OR LESS IN WIDTH LYING EAST OF THE EAST LINE OF LOT 1 IN MUNO'S SUBDIVISION AND WEST OF THE WEST LINE OF MC GUIRE AND ORRS SECOND ADDITION TO ROGERS PARK IN SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING SOUTH ON A LINE 160 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, EXTENDED EAST IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 28, 1967 AND KNOWN AS TRUST NUMBER 30666, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 21576982; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.