

UNOFFICIAL COPY

Doc#: 2329133307 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/18/2023 01:36 PM Pg: 1 of 4

Dec ID 20231001651698

Prepared by and when
recorded return to:
Lauren J. Wolven, Esq.
Levenfeld Pearlstein, LLC
120 S. Riverside Plaza
Suite 1800
Chicago, Illinois 60606

Mail tax bill to:
Shana Bernstein
2103 Orrington Avenue
Evanston, Illinois 60201

WARRANTY DEED

THE GRANTORS, Niko Matouschek and Shana Bernstein, husband and wife, not as tenants in common, and not as joint tenants but as tenants by the entirety of 2103 Orrington Avenue, Evanston, Illinois 60201, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Shana B. Bernstein, not individually but solely as Trustee of the Shana B. Bernstein 2012 Revocable Trust dated January 3, 2012, of 2103 Orrington Avenue, Evanston, Illinois 60201, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A"

Permanent Real Estate Index Number: 11-18-200-004-0000

Address of Real Estate: 2103 Orrington Avenue, Evanston, Illinois 60201

Subject to: (i) all real estate taxes and assessments not yet due and payable; and (ii) all easements, covenants, conditions, restrictions and other matters of record.

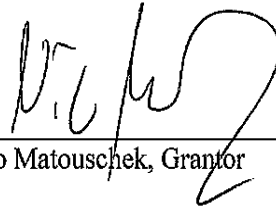
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[Signatures to follow on next page]

CITY OF EVANSTON
EXEMPTION

UNOFFICIAL COPY

Dated this 14 day of September, 2023



Niko Matouschek, Grantor

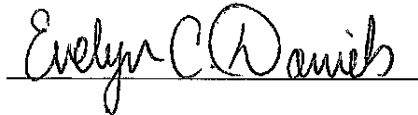


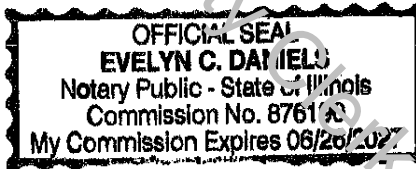
Shana Bernstein, Grantor

STATE OF ILLINOIS)
) SS
COUNTY OF Cook

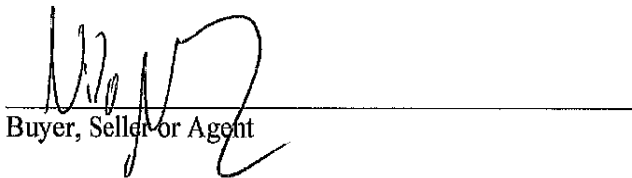
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Niko Matouschek and Shana Bernstein are personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of September, 2023.





Tax-exempt under provisions of Section 31-45, paragraph (e) of the Illinois Recordation and Transfer Tax Act.



Dated this 14 day of September, 2023.

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EXHIBIT "A"

LOT 16 IN BLOCK 83 IN THE SUBDIVISION BY NORTHWESTERN UNIVERSITY OF PARTS OF SECTION 7 AND SECTION 8, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (ACCORDING TO THE MAP RECORDED FEBRUARY 13, 1875 AS DOCUMENT NUMBER 13935 IN BOOK 9 OF PLATS, PAGE 56) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 11-18-200-004-0000

Address of Real Estate: 2103 Orrington Avenue, Evanston, Illinois 60201

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

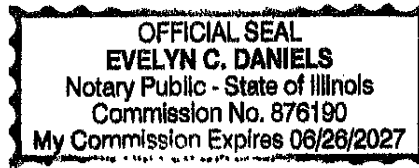
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 September 14, 2023

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me this 14th day of September, 2023.

Notary Public Evelyn C. Daniels



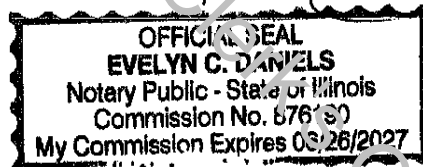
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 September 14, 2023

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me this 14th day of September, 2023.

Notary Public Evelyn C. Daniels



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.

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