

UNOFFICIAL COPY

Doc#: 2333533185 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/01/2023 02:05 PM Pg: 1 of 3

Dec ID 20231101683327
ST/CO Stamp 1-456-660-432 ST Tax \$780.00 CO Tax \$390.00
City Stamp 0-796-450-768 City Tax: \$8,190.00

JT-23-2961

WARRANTY DEED

THE GRANTORS, Glen Johnson an unmarried man, and Prem K. Pahwa, an unmarried man, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to, Yossi Held and Zachary Simon, A married couple, As Tenants
by the Entirety,

the following real property, in Cook County, Illinois:

LOT 7 AND THE EAST 16 FEET OF LOT 8 IN BLOCK 4 IN LOWENMEYER'S CALIFORNIA AVENUE, ADDITION TO RODGERS PARK, A SUBDIVISION OF THE EAST 172 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CKA: 2821 West Greenleaf Avenue, Chicago, IL 60645

PIN: 10-36-108-011-0000

This conveyance is with: (i) all of Grantors' right, title and interest in and to all rights, benefits, privileges, easements, tenements, and appurtenances, including all of Grantors' right, title and interest in and to any adjacent streets, roads, alleys, easements and rights-of-way, (ii) all of Grantors' right, title and interest in and to any and all improvements and buildings located on the real property, and (iii) all of Grantors' right, title and interest in any and all fixtures affixed or attached to, or situated on, or acquired or used in connection with the property (the real property, together with the rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the property). However, the conveyance is subject to general taxes for 2023 and subsequent years; covenants, conditions and restrictions of record, if any.

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To have and to hold the property to Grantees, their successors and assigns forever, and Grantor do bind themselves and their successors and assigns to warrant and forever defend the property, subject to the permitted encumbrances, to Grantees, their successors and assigns, against the lawful claims of every person claiming through Grantors but against no other.

DATED this 11²⁰ day of NOVEMBER 2023.

Glen Johnson
Glen Johnson

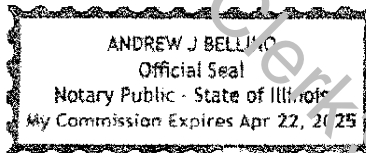
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Glen Johnson, 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 said instrument was signed, sealed, and delivered, as a free and voluntary act, for the uses and purposes therein set forth.

SIGNED AND SWORN TO BEFORE ME

Andrew J. Bellino
NOTARY PUBLIC

THIS 20th DAY OF NOVEMBER 2023.



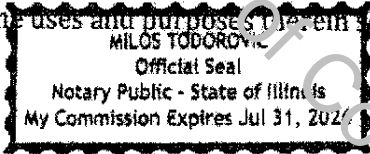
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DATED this 20 day of NOVEMBER 2023.

Prem K. Pahwa
Prem K. Pahwa

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Prem K. Pahwa, 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 said instrument was signed, sealed, and delivered, as a free and voluntary act, for the uses and purposes therein set forth.



SIGNED AND SWORN TO BEFORE ME

THIS 20th DAY OF NOVEMBER 2023.

Milos Todorovic
NOTARY PUBLIC

DOCUMENT PREPARED BY: Law Office of Peter C. Nabhani, 77 W. Washington Street, Suite 1507, Chicago, IL 60602

RETURN DOCUMENT TO: Yossi Held and Zohary Simon 2821 W. Greenleaf Ave., Chicago, IL 60645

GRANTEE ADDRESS: 8816 David Ave., Los Angeles, CA 90034

TAXPAYER NAME AND ADDRESS: Yossi Held and Zohary Simon 2821 W. Greenleaf Ave., Chicago, IL 60645