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**THIS INSTRUMENT WAS
PREPARED BY:**

Michael Z. Margolies
2201 Main Street
Suite 101
Evanston, Illinois 60202

FIRST AMERICAN TITLE
FILE # 317/43 P 1/2
WARRANTY DEED

Doc#: 2401646095 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/16/2024 01:59 PM Pg: 1 of 3

Dec ID 20231201600286
ST/CO Stamp 1-503-655-984 ST Tax \$430.00 CO Tax \$215.00
City Stamp 1-494-349-872 City Tax: \$4,515.00

The GRANTORS, MOSHE DAVIS and YOCHEVED DAVIS, husband and wife for the consideration of TEN and no/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, MAYER COHEN, a married man, having an address of 6223 N. St. Louis Avenue, Chicago, Illinois, all of their interest in the following Real Estate situated in the City of Chicago, County of Cook, State of Illinois, legally described on Exhibit A attached hereto and made a part hereof subject to those matters set forth on Exhibit B attached hereto and made a part hereof. The GRANTORS hereby convey, transfer, and waive any and all homestead rights under and by virtue of the Illinois Homestead Exemption Act.

Property Address: ^{N ②} 6223 St. Louis Avenue, Chicago, IL 60659

Permanent Index Number: 13-02-205-022-000

TO HAVE AND TO HOLD SAID REAL ESTATE, FOREVER.

IN WITNESS WHEREOF, the GRANTORS have executed this Warranty Deed as of this 15th day of December, 2023.


MOSHE DAVIS


YOCHEVED DAVIS

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

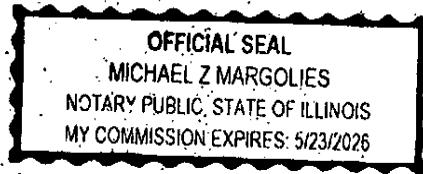
The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that MOSHE DAVIS and YOCHAVED DAVIS personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 15 day December, 2023

Michael Z Margolies

Notary Public

Commission expires _____



Return to After Recording:

Jacob Herbach
~~7101 N. Cicero Avenue~~
~~Suite 200~~
~~Lincolnwood, IL 60712~~
7321 Ridgeway Ave
Skokie, IL 60076

Send Tax Bills To:

Mayer Cohen
6223 St. Louis Avenue
Chicago, IL 60659

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EXHIBIT A

Legal Description

LOT 33 IN BLOCK 5 IN OLIVER SALINGER AND COMPANY'S SIXTH KIMBALL BOULEVARD ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION IN THE NORTHEAST FRACTIONAL $\frac{1}{4}$, SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

Title Exceptions

Taxes for 2023 and subsequent years, covenants, conditions, restrictions and reservations of record, public and utility easements, encroachments shown on survey, if any, and building lines.

Property of Cook County Clerk's Office