

# UNOFFICIAL COPY

Doc#: 2404033165 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/09/2024 11:10 AM Pg: 1 of 4

Dec ID 20240101623674  
ST/CO Stamp 1-918-721-072 ST Tax \$143.00 CO Tax \$71.50  
City Stamp 0-196-271-152 City Tax: \$1,501.50

## WARRANTY DEED

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, AVI SEGAL, A/K/A ABRAHAM SEGAL, of 7525 N. Damen Ave, #N-2, Chicago, and State of Illinois, 60645, for and in consideration of TEN Dollars and other good and valuable consideration in hand paid, conveys and warrants to D'ANDRE LONDON, a single man, of 4213 W. Jackson, Chicago, and State of Illinois, 6624, in fee simple, the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

### PARCEL 1:

UNIT 7525-N2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EASTWOOD MANOR CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0400710140, AS AMENDED FROM TIME-TO-TIME IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

NON-EXCLUSIVE EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND SUPPORT AS CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0400710140, AS AMENDED FROM TIME-TO-TIME.

Permanent Real Estate Index Number: 11-30-400-028-1035

Address of Real Estate: 7525 N. Damen Ave, #N-2, Chicago, IL 60645


Subject to: General real estate taxes for the year 2022 and subsequent years; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with Purchaser's use and enjoyment of the property.

Dated this 23 day of January, 2024

C.T.I./W  
236ND 911016WC  
183



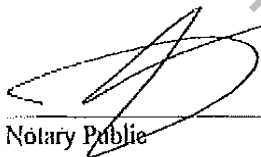
# UNOFFICIAL COPY

  
AVI SEGAL A/K/A ABRAHAM SEGAL

STATE OF ILLINOIS     )  
COUNTY OF             )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT AVI SEGAL A/K/A ABRAHAM SEGAL 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 they signed, sealed and delivered the said instrument as his 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 my seal, this  
23 day of January, 2024.

  
Notary Public

My Commission Expires: 11-31-2024



Prepared by: Mack Jilek, Kozur Law Office, LLC, 126 S. York Street, Elmhurst, IL 60126

Mail to: Georgette Reynolds, Attorney at Law, 1507 E 53rd St #690 Chgo IL 60615

Mail future tax bills to: D'Andre London, 7525 N. Damen, #N2 Chgo IL 60645

AFFIX TRANSFER STAMPS ABOVE

or

Exempt under provisions of Paragraph \_\_\_\_\_, Section 31-45, Property Tax Code.

Date: \_\_\_\_\_, 20\_\_\_\_

(Buyer, Sellers or Representative)

REAL ESTATE TRANSFER TAX

05-Feb-2024



COUNTY: 71.50  
ILLINOIS: 143.00  
TOTAL: 214.50

11-30-400-028-1035 | 20240101623674 | 1-918-721-072

REAL ESTATE TRANSFER TAX

05-Feb-2024



CHICAGO: 1,072.50  
CTA: 429.00  
TOTAL: 1,501.50 \*

11-30-400-028-1035 | 20240101623674 | 0-196-271-152

\* Total does not include any applicable penalty or interest due.



# UNOFFICIAL COPY

Serial: 1099/2024

מספר סידורי: 1099/2024

## Authentication of Signature

## אימות חתימה

I, the undersigned, Eliezer Zweig, Notary holding license no. 2083895, hereby certify that:

אני הח"מ, אליעזר צווייג, נוטריון בעל רשיון מס. 2083895, מאשר כי:

On 01/23/2024 there appeared before me at my office, located at 21 Hameorer st. Givatayim, Israel, Mr. ABRAHAM SEGAL, whose identity has been proven to me by an Israeli Passport No. 36660768, issued on 11/22/2022 and the I.D No. is 068284900 Is.ael.

ביום 23/01/2024 ניצב לפני במשרדי שבמען המעורר 21/3, גבעתיים, מר אברהם סגל, שזהותו הוכחה לי על פי דרכון ישראלי מספר 36660768, שהונפק ביום 22/11/2022 ומספר הזהות הוא 068284900 ישראל.

And I was convinced that the person standing before me fully understood the significance of the action and voluntarily signed the attached document, marked "A1-A8", drawn up in the English language.

ושוכנעתי כי הניצב לפני הבין מלאה את משמעות הפעולה וחתם מרצונו החופשי על המסמך המצורף והמסומן "A1-A8", הערוך בשפה האנגלית.

And I also certify that I know the English language and that Mr. ABRAHAM SEGAL stated in my presence that he knows the English language and understood the content of the said document before he signed it.

ואני מאשר כי אני שולט בשפה האנגלית וכי מר אברהם סגל הצהיר בפני שהוא יודע את השפה האנגלית ושהבין את תוכן המסמך המצורף והמסומן "A1-A8" לפני שחתם.

In witness whereof I hereby authenticate the signature Mr. ABRAHAM SEGAL by my own signature and seal, this day, 01/23/2024.

ולראיה הנני מאמת את חתימתו של מר אברהם סגל בחתימת ידי ובחותמי היום 23/01/2024.

שכר נוטריון: 186 ש"ח (לפני מע"מ)

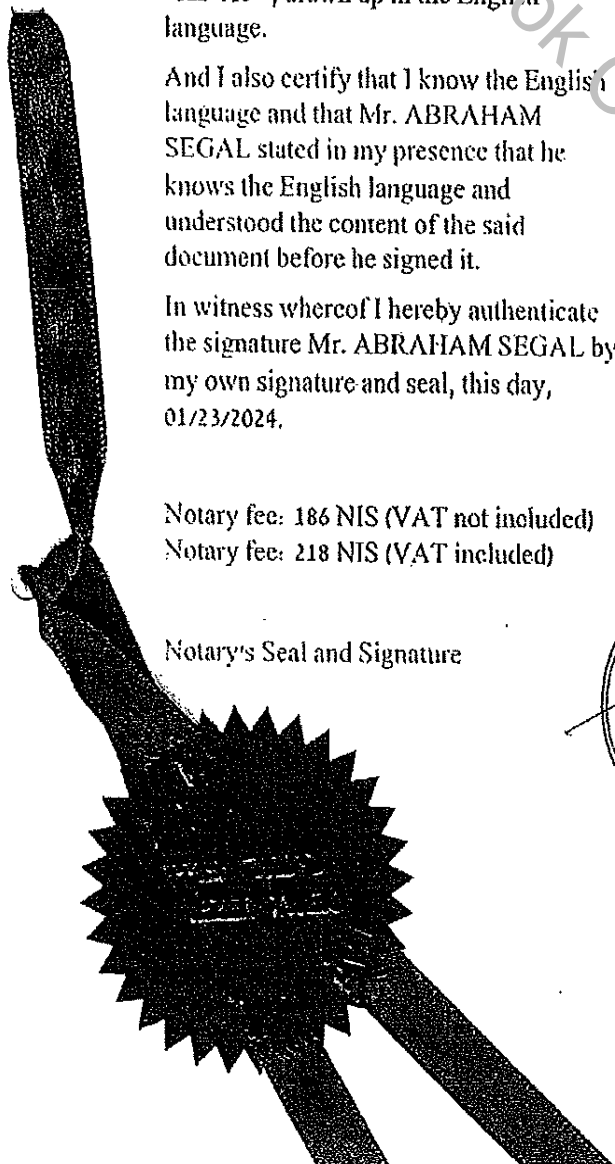
שכר נוטריון: 218 ש"ח (כולל מע"מ)

Notary fee: 186 NIS (VAT not included)

Notary fee: 218 NIS (VAT included)

חותם הנוטריון וחתימה

Notary's Seal and Signature



# UNOFFICIAL COPY

תל אביב גלובל  
ORI GLUBA

23-01-2024

תל אביב גלובל  
ORI GLUBA

23-01-2024

תל אביב גלובל  
ORI GLUBA

23-01-2024

תל אביב גלובל  
ORI GLUBA

23-01-2024

## APOSTILLE

(Convention de la Haye du 5 Octobre 1961) - תל אביב גלובל

STATE OF ISRAEL

This public document

2. Has been signed by  
Advocate E. Zweig

3. Acting in capacity of Notary

4. Bears the seal/stamp of  
the above Notary

**Certified**

5. At the Magistrates Court of Tel Aviv Jaffa

6. Date 23-01-2024

7. By an official appointed by  
Minister of Justice under the  
Notaries Law, 1976.

8. Serial number 424710/1976

9. Seal/Stamp

10. Signature

תל אביב גלובל  
ORI GLUBA

23-01-2024

תל אביב גלובל  
ORI GLUBA

23-01-2024

Property of Clerk's Office

