

# UNOFFICIAL COPY

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WARRANTY DEED (Illinois) 1/2

Doc#: 2423325022 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 8/20/2024 10:54 AM Pg: 1 of 2

Dec ID 20240801679219  
ST/Co Stamp 1-184-886-576 ST Tax \$550.00 CO Tax \$275.00  
City Stamp 0-737-341-232 City Tax \$5,775.00

THIS DEED is made as of the 9 day of August, 2024, by and between

KIKI COLLIAS AND BENITO RAMOS,  
WIFE AND HUSBAND

("Grantor," whether one or more),

and

JOEL WURZBERGER AND  
AHUVA AMENT, *husband +*  
*wife as tenants by the entireties*

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 18 IN BLOCK 2 IN LOWENMEYER'S CALIFORNIA AVENUE ADDITION TO ROGERS PARK, A SUBDIVISION IN THE EAST 1/2 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.

COMMONLY KNOWN AS: 2855 WEST FITCH AVENUE, CHICAGO, IL 60645

PARCEL INDEX NUMBER (PIN): 10-36-104-001-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited: and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2024 and subsequent years.

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 9 day of August, 2024.

Kiki Collias  
KIKI COLLIAS

Benito Ramos  
BENITO RAMOS

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Adler and Herbach  
7321 Ridgeway, Skokie, IL 60076

SEND SUBSEQUENT TAX BILLS TO: JOEL WURZBERGER & AHUVA AMENT  
2855 WEST FITCH AVENUE, CHICAGO, IL 60645

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

State of IL )  
County of Cook ) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that KIKI COLLIAS and BENITO RAMOS, are 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 they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 9 day of August, 2024.

Notary Public [Signature]

My Commission Expires: 5/28/2028

