

# UNOFFICIAL COPY



Doc#: 1526010009 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/17/2015 09:35 AM Pg: 1 of 2

## WARRANTY DEED

THE GRANTORS, MICHAEL H. COHEN, an individual residing in County of Cook and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, RAINMAKER VENTURES, LLC-TAYLOR AVENUE, an Illinois limited liability company whose address is 1803 W. 95th Street, Chicago, IL 60643, the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

THE SOUTH 32 FEET (EXCEPT THE WEST 10 FEET THEREOF CONVEYED TO THE TOWN OF CICERO FOR ALLEY) OF LOT IN BLOCK 3 IN JOHN JOHNSTON JR.'S ADDITION TO AUSTIN, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Property Address: 601 N. Taylor Avenue, Oak Park, IL 60302

Permanent Real Estate Index Number: 16-05-318-032-0000

*THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR.*  
Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this short sale closing. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$378,000.00 (120% of short sale price) until 90 days from the date of this short sale closing. These restrictions shall run with the land and are not personal to the Grantee.

In Witness Whereof, the undersigned aforesaid have hereunto set its hand this 22<sup>nd</sup> day of August, 2015.

*Michael H. Cohen*  
MICHAEL H. COHEN

S Y  
P 2  
S N  
SC Y  
INT Y

CTI 15WSA 440069LP CC 1 of 2

*WARRANTY DEED*

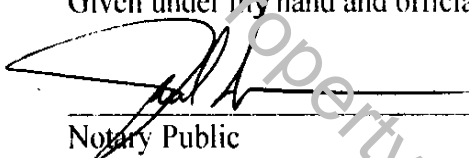
*AK*

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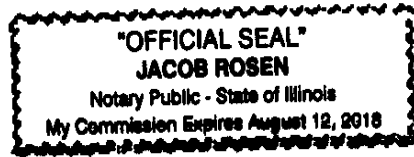
STATE OF ILLINOIS )  
COUNTY OF Cook ) SS

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that MICHAEL H. COHEN, personally known to me, being the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22<sup>nd</sup> day of AUGUST, 2015.

  
Notary Public

My commission expires: 8/12/18



After recording mail to:

Bob Boron  
Robert A. Boron, Ltd.  
33 N. LaSalle Street, Ste. 3200  
Chicago, Illinois 60602

Send subsequent tax bills to:



Rainmaker Ventures, LLC - Taylor Avenue  
1803 W. 95th Street  
Chicago, IL 60643

This document prepared by : Michael A. Eurich, Chuhak & Tecson, P.C.,  
30 S. Wacker Drive, Suite 2600, Chicago, IL 60606



AUG. 26. 15

# 0000004204	REAL ESTATE TRANSFER TAX
	02520.00
	FP 102801

REAL ESTATE TRANSFER TAX		03-Sep-2015
	COUNTY:	157.50
	ILLINOIS:	315.00
	TOTAL:	472.50

16-05-318-032-0000 | 20150801620702 | 0-962-385-792