

# UNOFFICIAL COPY

## WARRANTY DEED

STATE OF ILLINOIS

**MAIL TO:** **Marshall Richter**  
**Attorney at Law**  
marshall@closinglawyer.com  
5250 Old Orchard Rd. 300  
Skokie, IL 60077



\*1731806081D\*

Doc# 1731806081 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/14/2017 03:06 PM PG: 1 OF 2

**THE GRANTOR, Orchard Street Property Group LLC**, an Illinois Limited Liability Company, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority as a member (s) of said company, conveys and warrants to,

**Try Again LLC**, an Illinois Limited Liability Company

the following described real estate situated in the County of Cook, State of Illinois, to wit:

### LEGAL DESCRIPTION:

(See Attached)

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453  
1786543 1/2

### Property Address:

3654 W. Augusta Boulevard, Chicago, Illinois a/k/a 1091 Lawndale, Chicago, Illinois 60651, subject to: general real estate taxes for the year 2017 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated: November 6, 2017

\_\_\_\_\_  
**Orchard Street Property Group LLC**  
**By: Scott Rosenzweig - Managing Member**

**State of Illinois, County of Cook, SS.** I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Scott Rosenzweig a managing member Orchard Street Property Group LLC is personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he 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 notarial seal, this 6 day of November, 2017



\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

SYL  
P2  
SN  
SCY  
INTA

Permanent Index Number: 16-02-315-018-0000

Grantees Address: 800 Hinman  
Mail subsequent tax bills to: Try Again LLC, 800 Hinman #414, Evanston IL 60202

**PREPARED BY: IRA T. KAUFMAN. - 661 WEST LAKE STREET, SUITE 1W, CHICAGO, ILLINOIS 60661**


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## LEGAL DESCRIPTION

LOTS 25 AND 26 IN BLOCK 7 IN TREAT'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Address commonly known as:  
1001 N Lawndale Ave / 3654 W Augusta Blvd  
Chicago, IL 60651

PIN#: 16-02-315-018-0000

REAL ESTATE TRANSFER TAX		13-Nov-2017
	<b>CHICAGO:</b>	240.00
	<b>CTA:</b>	96.00
	<b>TOTAL:</b>	336.00 *

16-02-315-018-0000 | 20171101649597 | 1-534-226-464

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

REAL ESTATE TRANSFER TAX		14-Nov-2017
 	<b>COUNTY:</b>	16.00
	<b>ILLINOIS:</b>	32.00
	<b>TOTAL:</b>	48.00

16-02-315-018-0000 | 20171101649597 | 1-837-639-616

Property of Cook County Clerk's Office