

# UNOFFICIAL COPY

Doc#: 2310849006 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/18/2023 09:19 AM Pg: 1 of 2

## WARRANTY DEED STATE OF ILLINOIS

**MAIL TO:**

The Pinkney Team Realty LLC  
2214 Kemmerer Ln  
Bolingbrook, IL 60490

Dec ID 20230301674069  
ST/CO Stamp 1-935-287-504 ST Tax \$125.00 CO Tax \$62.50  
City Stamp 0-861-545-680 City Tax: \$1,312.50

**THE GRANTOR, AZRAN INVESTMENT**

No. 2 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

The Pinkney Team Realty LLC

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

**LEGAL DESCRIPTION:**

(See Attached)

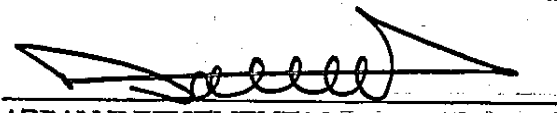
*This is not Homestead Property.*

**Property Address:**

531 N. Lawler Ave., Chicago, IL 60644 subject to: general real estate taxes for the year 2022 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.

22152380  
Old Republic Title 1/2  
9601 Southwest Highway  
Oak Lawn, IL 60453

Dated: April 16, 2023.

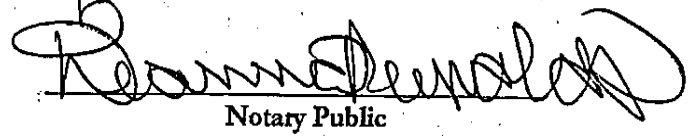


AZRAN INVESTMENT No. 2, LLC

By: David Azran- managing member

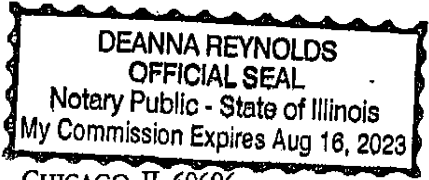
State of Illinois, County of Cook, SS. I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that David Azran, managing member of Azran Investment No. 2 LLC is personally known to me to be the same person whose name he subscribed to the foregoing instrument, 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<sup>th</sup> day of April, 2023.

  
Notary Public

My commission expires: Aug. 16 2023

Permanent Index Number: 16-09-219-012-0000  
Grantees Address: The Pinkney Team Realty LLC  
Mail subsequent tax bills to: 2214 Kemmerer Ln  
Bolingbrook, IL 60490



PREPARED BY: IRA T. KAUFMAN. - 185 N. FRANKLIN ST., 2<sup>ND</sup> FL., CHICAGO, IL 60606



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## LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 38 AND ALL OF LOT 39 IN BLOCK 1 IN L. B. SIMM'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD) IN COOK COUNTY, ILLINOIS.

Address commonly known as:  
531 N Lawler Ave  
Chicago, IL 60644

PIN#: 16-09-219-012-0000

REAL ESTATE TRANSFER TAX		11-Apr-2023
		COUNTY: 62.50
		ILLINOIS: 125.00
		TOTAL: 187.50
16-09-219-012-0000   20230301674069   1-935-287-504		

REAL ESTATE TRANSFER TAX		11-Apr-2023
		CHICAGO: 837.50
		CTA: 275.00
		TOTAL: 1,112.50
16-09-219-012-0000   20230301674069   0-861-545-180		
* Total does not include any applicable penalty or interest due.		