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Doc#: 2330606047 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/02/2023 09:46 AM Pg: 1 of 3

Dec ID 20230801609257
ST/CO Stamp 1-140-172-752 ST Tax \$1,100.00 CO Tax \$550.00
City Stamp 1-835-640-784 City Tax: \$11,550.00

1 of 1
FIRST AMERICAN TITLE
FILE # AF1036229

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR, 715 W. ROSCOE CHICAGO LLC, a Delaware Limited Liability Company, of the City of Wilmington, County of New Castle, State of Delaware, for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ~~GRANTOR~~ ROScoe STREET LLC, * CHICAGO, Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

** an Illinois Limited Liability Company*

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: existing leases and tenancies, covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Buyer, all special governmental taxes or assessments confirmed and unconfirmed, and general real estate taxes not due and payable at the time of Closing

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-21-308-013-0000
Address(es) of Real Estate: 715 W. ROSCOE ST., CHICAGO, IL 60657

Dated this 30th day of August, 2023



715 W. ROSCOE CHICAGO LLC, by
JACOB P. GRUVER, Manager

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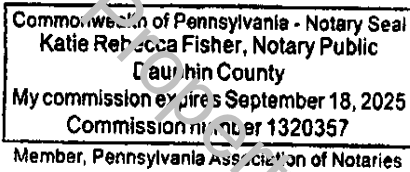
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STATE OF ~~ILLINOIS~~, COUNTY OF Cook ss.

PENNSYLVANIA DAUPHIN

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JACOB P. GRUVER personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered the said instrument as its 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 official seal, this 30th day of August, 20 23.



[Handwritten Signature] (Notary Public)

Prepared by: Jonathan M. Aven
 LAW OFFICES OF JONATHAN M. AVEN
 25 W. RANDOLPH ST. #1001
 CHICAGO, IL 60601

Mail to:
 Ms. ADRIENNE SHREFFLER
 THE REAL PROPERTY LAW GROUP, PC
 4653 N. MILWAUKEE AVE
 CHICAGO, IL 60630

Name and Address of Taxpayer:
~~ANDREY K...~~
Roscoe Street LLC
2290 Birchwood Ln.
Northfield, IL
60093

[Watermark: Cook County Clerk's Office]

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 22 IN W.J. HAERTHER'S NORTH SHORE ADDITION TO PINE GROVE IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A SUBDIVISION OF LOT 38 IN PINE GROVE AFORESAID AND LOTS 18 AND 19 IN BLOCK 1 IN CLARK AND MCCONNELL'S ADDITION TO LAKE VIEW, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-21-308-013-0000 (Vol. 485)

Property Address: 715 W Roscoe St, Chicago, Illinois 60657

Property of Cook County Clerk's Office