

UNOFFICIAL COPY



WARRANTY DEED

(Individual to Individual)

Doc#: 1517617013 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/25/2015 10:10 AM Pg: 1 of 3

MAIL TO:

Castle Ridge Builders LLC
21334 Old North Church Rd
Frankfort, IL 60423

C14611
Return To: C14611
First United Title Services Inc.
820 E. Terra Cotta Ave., #114
Crystal Lake, IL 60014

THE GRANTOR(S), Leona Smith, an unmarried person, of 117 Deerpath in the City of Matteson, County of Cook, State of Illinois, for and in consideration of the sum of ***TEN and no/100 (\$10.00) Dollars and other good and valuable considerations in hand paid.

CONVEY AND WARRANT UNTO Castle Ridge Builders, LLC, of 21334 Old N. Church Road, Village of Frankfort, County of Cook in Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

“SEE LEGAL DESCRIPTION ATTACHED”

NOTE: If additional space is required for legal - attach on separate 8-1/2"x11" sheet.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises forever.

If the Investor on the Seller's mortgage is Fannie Mae or Freddie Mac, the following restriction shall apply;

“Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of short sale price until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.”

NAME & ADDRESS OF TAXPAYER: Castle Ridge Builders, LLC
5710 Allemong Drive, Matteson, IL 60443

Permanent Index Number(s) 31-17-212-016 - 0000

Property Address: 5710 Allemong Drive, Matteson, IL 60443

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Dated this 27 day of MAY, 2015.

Leona Smith
Leona Smith

STATE OF ILLINOIS)
COUNTY OF COOK

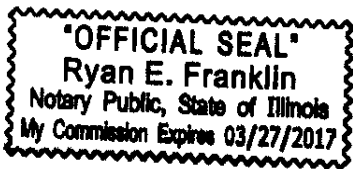
I, the undersigned, a Notary Public in and for said County and state aforesaid, DO HEREBY CERTIFY that Leona Smith is known to me to be the same person(s) whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that she signed sealed and delivered the said instrument as her voluntary act(s), for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 27 day of May 2015.

Ryan E. Franklin
Notary Public

Commission Expires: 3-27-17

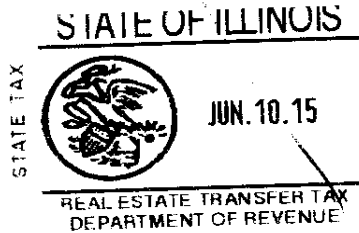
(Seal)



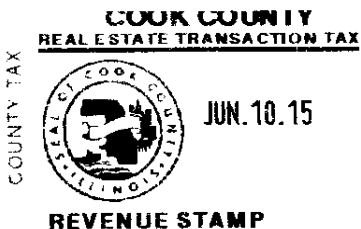
McHENRY COUNTY - ILLINOIS
TRANSFER STAMP EXEMPT UNDER
PROVISIONS OF PARAGRAPH
SECTION 4, REAL
ESTATE
DATE:

Buyer, Seller, or Representative

NAME AND ADDRESS OF PREPARER:
COURTNEY M. CLARK
101 N. Virginia Street, Suite 120
Crystal Lake, IL 60014



# 000024027	REAL ESTATE TRANSFER TAX
	0004500
	FP 103037



# 000023973	REAL ESTATE TRANSFER TAX
	0002250
	FP 103042

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Lot 134 in Woodgate Green Unit No. 1, being a Subdivision of part of the South Half of the Northeast Quarter of Section 17, Township 35 North, Range 13 East of the Third Principal Meridian, according to the Plat of Subdivision recorded July 13, 1972 as Document No. 21974684, in Cook County, Illinois.

Property of Cook County Clerk's Office