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Doc#: 1530110091 Fee: \$60.00
RHSP Fee: \$9.00 APRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/28/2015 02:54 PM Pg: 1 of 2

WARRANTY DEED

After Recording Mail to:
Jim Athanasopoulos, Attorney
626 W. Randolph
Chicago, IL 60661

Send Future Tax bills to:

MA Capital Fund LLC Series 2451
626 W. Randolph First American Title
Chicago, IL 60661 Order # 2678521
10F3

The Grantor(s), Lorenzo Rios, a/k/a Lorenzo Rios and Martha Rios, husband and wife, of Chicago, Cook County, IL for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Grantee(s), MA Capital Fund LLC Series 2451, of 626 W. Randolph, Chicago, Cook County, IL 60661, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 21 IN READ'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements; rights of tenants and any others in possession; acts of the Grantees.

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

Permanent Real Estate Index Numbers: 16-01-431-003-0000

Address of Real Estate: 2451 W. Rice, Chicago, IL 60612

Dated this 22 day of September 2015.

Lorenzo Rios, a/k/a Lorenzo Rios

Martha Rios

S N
P 2
S N
SC Y
INT 12

| REAL ESTATE TRANSFER TAX | | 06-Oct-2015 |
|---|----------|-------------|
| | CHICAGO: | 2,175.00 |
| | CTA: | 870.00 |
| | TOTAL: | 3,045.00 |
| 16-01-431-003-0000 20150901626813 1-065-353-280 | | |

| REAL ESTATE TRANSFER TAX | | 06-Oct-2015 |
|---|-----------|-------------|
| | COUNTY: | 145.00 |
| | ILLINOIS: | 290.00 |
| | TOTAL: | 435.00 |
| 16-01-431-003-0000 20150901626813 0-700-186-688 | | |

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State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT Lorenzo Rios, a/k/a Lorenzo Rios and Martha Rios, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that each signed, sealed and delivered said instrument as their 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 22 day of September 2015.



Notary Public

SEAL

