

UNOFFICIAL COPY



16266410700

Doc#: 1626641070 Fee: \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/22/2016 12:47 PM PG: 1 OF 3

WARRANTY DEED

FIRST AMERICAN TITLE
FILE # 2757022

The Grantor, **Aberdeen Maintenance Services, LLC**, having an address at 842 W. Aldine Ave., Suite 1, Chicago, IL 60657 for and in consideration of Ten and 00/100 Dollars (\$10.00), in hand paid, does hereby GRANT, CONVEY and WARRANT to the Grantee, **Kimberly M. Washington**, a single person, of 43 W. 65th, Westmont, IL 60559 the following described Real Estate situated in the County of Kendall, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A HERETO

Permanent Index Number (PIN): 31-17-105-001-0000

Address of Real Estate: 54 Timberlane Road, Matteson, IL 60443

subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a single family residence: (a) general real estate taxes not due and payable at the time of closing; and (b) building lines, easements and instruments of record, if any, so long as it does not interfere with the current use and enjoyment of the property as a single family residence.

DATED this 22nd day of August, 2016.

GRANTOR:

Aberdeen Maintenance Services, LLC

REAL ESTATE TRANSFER TAX

09-Sep-2016



COUNTY: 85.00
ILLINOIS: 170.00
TOTAL: 255.00

31-17-105-001-0000

| 20160701634191 | 0-006-265-664

S Y
P 3 1
S N
SC N
INT 1

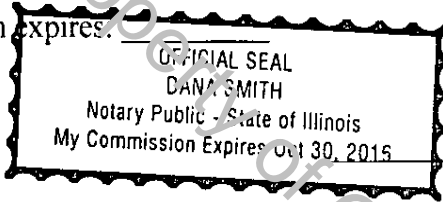
UNOFFICIAL COPY

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Samuel Block, personally known to me to be the same person whose name is 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

Given under my hand and official seal, this 19th day of August, 2016.

Commission expires.



Dana Smith

Notary Public

This instrument was prepared by:

Nat Piggee
HP3 Law, LLC
215 West Superior Street, Suite 300
Chicago, Illinois 60654

Mail to: *and Tax bills*
Kimberly Washington
54 Timberlane Rd
Matteson IL 60440

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Lot 438 in Woodgate Green, Unit No. 3, being a Subdivision of part of the Northeast quarter of Section 17 and part of the East half of the Northwest quarter of said Section 17, Township 35 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded October 13, 1972 as Document No. 22083599, in Cook County, Illinois.

Property of Cook County Clerk's Office