

WARRANTY DEED
ILLINOIS STATUTORY



Doc# 1700304060 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2017 02:47 PM PG: 1 OF 3

(The Above Space for Recorder's Use Only)

THE GRANTOR Riva Ridge Properties, LLC, an Illinois limited liability company, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Dawn Checchin, a married woman, Village of Arlington Heights, Cook County, Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

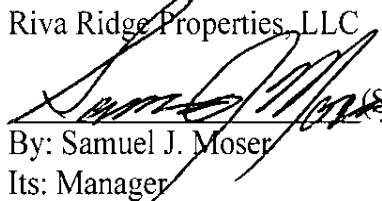
SEE ATTACHED LEGAL DESCRIPTION


Permanent Index Number(s): 16-23-326-031-0000
Property Address: 2160 S Millard Ave, Chicago, IL 60625

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).



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

Dated this 16 day of December, 2016.

Riva Ridge Properties, LLC

(Seal)
By: Samuel J. Moser
Its: Manager

REAL ESTATE TRANSFER TAX		23-Dec-2016
	CHICAGO:	637.50
	CTA:	255.00
	TOTAL:	892.50

16-23-326-031-0000 | 20161201691387 | 1-416-919-232
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		23-Dec-2016
	COUNTY:	42.50
	ILLINOIS:	85.00
	TOTAL:	127.50

16-23-326-031-0000 | 20161201691387 | 0-880-048-320

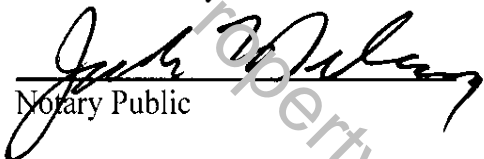
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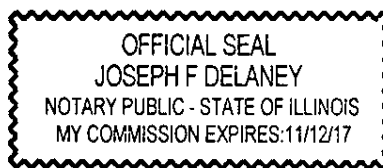
UNOFFICIAL COPY

STATE OF ILL)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Samuel J. Moser as Manager of Riva Ridge Properties, LLC 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 in the instrument as its free and voluntary act, with full authority, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

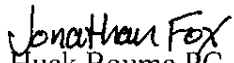
Given under my hand and notarial seal, this 16 day of December, 2016.


Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:


Huck Bouma PC
1755 S. Naperville Rd. Suite 200
Wheaton, IL 60189

SEND SUBSEQUENT TAX BILLS TO:

Dawn Checchin
2160 S Millard Ave
Chicago, IL 60623

Property of Cook County Clerk's Office

EXHIBIT A
UNOFFICIAL COPY

LEGAL DESCRIPTION

Legal Description: LOT 3 IN THE SUBDIVISION OF LOT A IN BLOCK 2 (FORMERLY LOTS 20 TO 31 INCLUSIVE OF SAID BLOCK 2) IN MILLARD AND DECKERS ADDITION TO CHICAGO BEING A PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF OGDEN AVENUE, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 16-23-326-031-0000 Vol. 570

Property Address: 2160 South Millard Avenue, Chicago, Illinois 60623

Property of Cook County Clerk's Office