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SPECIAL WARRANTY DEED

MAIL TO:
BRS Better Neighborhoods, Inc
1000 Abernathy Rd, Ste 200, Atlanta, GA 30328

NAME & ADDRESS
OF TAXPAYER:
BRS Better Neighborhoods, Inc
1000 Abernathy Rd, Ste 200, Atlanta, GA 30328



Doc# 1705945043 Fee \$64.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/28/2017 11:39 AM PG: 1 OF 3

This Agreement, made this day of February 17, 2017, between **GRANTOR**, American Residential Leasing Company, LLC, of 630 Trade Center Drive, Las Vegas, NV 89119, party of the first part, and **GRANTEE**, BRS Better Neighborhoods, Inc, of 1000 Abernathy Rd, Ste 200, Atlanta, GA 30328, party of the second part witnesseth, that the part of the first part, for and in consideration of the sum of Ninety-Seven Thousand Twenty-Eight Dollars (\$97,028.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/ their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

LOT 45 IN RICHTON CROSSING UNIT NO. 1, BEING A SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF RICHTON PARK, COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 31-34-104-005-0000
Commonly Known As: 22517 Latonia Lane, Richton Park, IL 60471

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever in

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: general real estate taxes not yet due and payable at the time of closing and covenants, conditions restrictions of record.

JH

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IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, hereunto set their hand and seal the day and year first above written.

American Residential Leasing Company, LLC

By: *Helen Cho*
Name: Helen Cho
Title: Assistant Vice President

STATE OF _____)SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY _____ IS THE AUTHORIZED SIGNATORY OF **American Residential Leasing Company, LLC, a Delaware limited liability company** is 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 she signed, sealed and delivered the said instruments as her free and voluntary act as the authorized signatory for such trustees, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of _____, 2017.

Notary Public

Lou Maimone
Witness -

Caitlin Cipri
Witness -

Name and Address of Preparer:
Potestivo & Associates, P.C.
Caitlin Cipri
223 West Jackson Blvd., Suite 610
Chicago, IL 60606

REAL ESTATE TRANSFER TAX . 28-Feb-2017



COUNTY: 48.75
ILLINOIS: 97.50
TOTAL: 146.25

31-34-104-005-0000 | 20170201617657 | 0-244-978-368

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California
County of Los Angeles)

On February 17, 2017 before me, Raquel M. Lopez, Notary Public
(insert name and title of the officer)

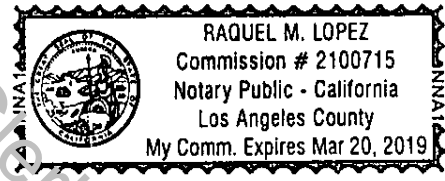
personally appeared Helen Cho _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



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