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Doc#: 1710906038 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/19/2017 10:28 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

MAIL TO:

Daryl Robinson
Attorney at Law
1507 E. 53rd Street
Chicago, IL 60615



Dec ID 20170301623584
ST/CO Stamp 1-929-553-600 ST Tax \$21.50 CO Tax \$10.75

NAME & ADDRESS

OF TAXPAYER:

RMI Group, Inc.
4831 Bellamy
Country Club Hills, IL 60438

This Agreement, made this 30 day of MARCH, 2017, between **GRANTOR**, AMERICAN RESIDENTIAL LEASING COMPANY, LLC, a Delaware Limited Liability Company, of 280 Pilot Road, Suite 200, Las Vegas, Nevada, 89119, party of the first part, and **GRANTEE**, RMI GROUP, INC., of 4831 Bellamy, Country Club Hills, Illinois, party of the second part witnesseth, that the part of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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:

LOT 48 IN BLOCK 1 IN TENINGA AND COMPANY'S FOURTH IVANHOE MANOR, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 29-03-112-017-0000

Commonly Known As: 264 East 140TH PLACE, DOLTON, ILLINOIS 60419

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 fee simple.

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

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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.

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, a Delaware Limited Liability Company

By: *Helen Cho*
Helen Cho, Assistant Vice President

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY **HELEN CHO**, ASSISTANT VICE PRESIDENT, 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

Name and Address of Preparer:
Madsen, Sugden & Gottemoller
Keith D. Sloan
One N. Virginia Street
Crystal Lake, IL 60014

VILLAGE OF DOLTON
WATER / REAL PROPERTY TRANSFER TAX **№ 20934**
ADDRESS 264 E. 14th Place
ISSUE 3-28-17 EXPIRED 4-28-17
AMT 57.00
TYPE WTS
K. Sloan

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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

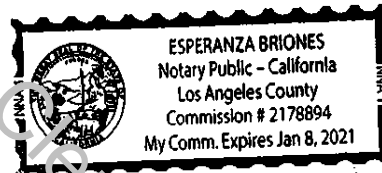
On March 15, 2017 before me, Esperanza Briones, Notary Public
(insert name and title of the officer)

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)



Property Clerk's Office

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Village of Dolton Housing Department

14122 Chicago Rd. Phone: 708.201.3263 Fax: 708.201.3233

Certificate of Compliance As-Is Sale

Date: 3/28/17 Certificate # 170328-004

Property Address: 264 E 140th Pl

Owner: Rondell Muhammad

It is understood that this is an "As Is" Sale, and all violations must be corrected before occupancy. Upon correction of the violations, a re-inspection must be scheduled. Failure to correct violations and/or occupancy of the property carries a \$500.00 fine.

THIS HOUSE IS APPROVED FOR CLOSING - NOT OCCUPANCY

Approved: Denise Fields
Housing Director

Village Seal