

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 1720608076 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/25/2017 10:13 AM Pg: 1 of 3

Dec ID 20170701692860
ST/CO Stamp 0-855-522-752 ST Tax \$650.00 CO Tax \$325.00

Above Space for Recorder's Use Only

THE GRANTOR(s) Cirrus Investment Group, LLC of the City of Chicago, County of Cook, State of Illinois and V&T Investment Group, LLC of the City of Lincolnwood, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to *(Name and Address of Grantee-s) Michelle Lerman (E. Jean Lerman as Tenants by the Entirety of 3543 Wisconsin Ave, Berwyn, Illinois, 60607 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereo)*; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

And Michelle Lerman, Husband and wife

SUBJECT TO: General taxes for and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 15-25-310-009-0000

Address(es) of Real Estate:
335 Selborne Rd Riverside Illinois 60546-1624

The date of this deed of conveyance is 07/20/2017.

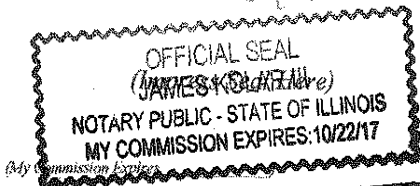
James Kolar
(SEAL) Cirrus Investment Group, LLC
By James Kolar

Tam Huynh
(SEAL) V&T Investment Group, LLC
By Tam Huynh

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cirrus Investment Group, LLC and V&T Investment Group, LLC personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

xx By James Kolar

Tam Huynh



Given under my hand and official seal 07/19/2017.

[Signature]

Notary Public

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Compliance or Exemption Approved
Village of Riverside

REAL ESTATE TRANSFER TAX		24-Jul-2017
COUNTY:	ILLINOIS:	325.00
TOTAL:		650.00
		975.00

15-25-310-009-0000 | 20170701692860 | 0-855-522-752

BY: *Debra Walker*

Date: 7-20-17

SECURITY NATIONAL TITLE

0C17015133
1032

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LEGAL DESCRIPTION

For the premises commonly known as:

335 Selborne Rd
Riverside, Illinois 60546-1624

Legal Description:

THAT PART OF LOT 1263 LYING NORTHERLY OF A LINE EXTENDING FROM A POINT ON THE WESTERLY LINE OF SAID LOT WHICH POINT IS 50 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT TO A POINT ON THE EASTERLY LINE OF SAID LOT WHICH POINT IS 48 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF SAID LOT IN BLOCK 32 IN RIVERSIDE THIRD ADDITION, BEING A SUBDIVISION OF PARTS OF SECTIONS 25 AND 36, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This instrument was prepared by

Nicholas Frenzel
Frenzel Law, LLC
9001 Crescent Court
Oak Lawn, IL 60453

Send subsequent tax bills to:

~~Kathleen McGovern~~
~~Edgar Lerma~~
Edgar Lerma
335 Selborne
Riverside, IL 60546

Recorder mail recorded document to:

Kathleen McGovern
228 Southcote
Riverside IL
60546

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

Escrow No.: OC17015133

COUNTY OF COOK

CIRROS
[Signature]

Cirrus Investment Group, LLC and V&T Investment Group, LLC, being duly sworn on oath, states that *[Signature]* resides at 120 W. Madison ST@ 200-10, Chicago, IL 60602. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Cirrus Investment Group, LLC and V&T Investment Group, LLC
[Signatures]
BY: _____ AS ATTORNEYS IN FACT