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WARRANTY DEED

This document prepared by: Daniel M. Borek Amstein & Lehr LLP 161 N. Clark Street Suite 4200 Chicago, IL 60601

Doc#. 1722016121 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 08/08/2017 10:02 AM Pg: 1 of 3

Dec ID 20170301628657

ST/CO Stamp 0-468-108-736 ST Tax \$29.50 CO Tax \$14.75

Recorder's Stamp

THE GRANTOR, PIVER RISE HOLDING, LLC, a Pennsylvania limited liability company, of Lansdale, Pennsylvania, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CONVEYS and WARRANTS to THE GRANTEE, ABC Turnkey Properties, LLC, an Illinois limited liability company, of the County of Cook, State of Illinois, all interest in and to the following described real estate ("Property"):

[See Attached Legal Description]

PIN:

29-29-407-033-0000

COMMONLY ADDRESS:

1121 W. 174th Street, Flazel Crest, Illinois 60429

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) restrictions, easements and zoning ordinances of record if any; and (c) public utility 750 OFFICE easements of record, if any.

REAL ESTATE TRANSFER TAX		r a x	02-Aug-2017
		COUNTY:	14.75
T. Carlot		ILLINOIS:	29.50
		TOTAL:	44.25
29-29-407-033-0000		20170301628657	0-468-106-736

(Signature Page Follows)

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(Signature page to Warranty Deed)

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be signed and sealed this day of 2017.
RIVER RISE HOLDING, LLC
By: NOSTKONOO
Ho Sik Yoo, the Manager
80
STATE OF +OISINDIA) SS
COUNTY OF MONTH COUNTY OF MONTH OF MONT
I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Ho Sik Yoo, as the Manager of River Rise Holding, LLC, personally known to me (or presented HOLDING COUNTY) as identification) to be the person whose name is subscribed to the foregoing instrument, appeared before me
this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.
The time
Given under my hand and official seal, this, day of, 2017.
COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL AMBERLYNN M BRATTON
Notary Public HORSHAM TWP, MONTGOMERY COUNTY My Commission Expires Aug 6, 2017 Notary Public Notary Public
AFTER RECORDING, RETURN TO: MAIL SUBSEQUENT TAX 3/21.5 TO:
ABC Turnkey Properties, LC ABC Turnkey Properties, LLC
ABC Turnkey Properties, LLC ABC Turnkey Properties, LLC 17500 Carriage Way Dr. Unit A 17500 Carriage Way Do. Unit A Hazelcrest, IL 60429 Hazelcrest, IL 60429



Exhibit A - Legal Description

The West 56 feet of Lot 4 and the West 4 feet of the North 95 feet of the East 64 feet of Lot 4 in Block 7 in the Eagle Subdivision Second Addition in the Southwest Quarter of the Southeast Quarter of Section 29, Township 36 North, Range 14, East of the Third Principal Meridian in Cook County, Illnois.

