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Doc#: 1722016121 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/08/2017 10:02 AM Pg: 1 of 3

WARRANTY DEED

This document prepared by:
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161 N. Clark Street
Suite 4200
Chicago, IL 60601

Dec ID 20170301628657
ST/CO Stamp 0-468-108-736 ST Tax \$29.50 CO Tax \$14.75

Recorder's Stamp



THE GRANTOR, **RIVER 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"):

*Stc01146-491376E
1st*

[See Attached Legal Description]

PIN: 29-29-407-033-0000
COMMONLY ADDRESS: 1121 W. 174th Street, Hazel 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 easements of record, if any.

REAL ESTATE TRANSFER TAX		02-Aug-2017	
		COUNTY:	14.75
		ILLINOIS:	29.50
		TOTAL:	44.25
29-29-407-033-0000		20170301628657	0-468-108-736

(Signature Page Follows)

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COMMITMENT FOR TITLE INSURANCE SCHEDULE A

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, Illinois.

Property of Cook County Clerk's Office