

# UNOFFICIAL COPY

Doc#: 1800946274 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/09/2018 12:39 PM Pg: 1 of 2

Dec ID 20171201672449  
ST/CO Stamp 2-006-051-872 ST Tax \$129.00 CO Tax \$64.50

## WARRANTY D E E D

This agreement, made this 20<sup>th</sup> day of December, 2017, between **GRAND TETON 1, LLC**, an Illinois Limited Liability Company, of the Village of Northbrook, County of Cook, State of Illinois, party of the first part, and **CERBERUS SFR HOLDINGS, L.P.**, a Delaware Limited Partnership, 1850 Parkway Place, Suite 900, Marietta, GA 30067,

**FIDELITY NATIONAL TITLE**

CHI7031104

(ABOVE SPACE FOR RECORDER'S USE ONLY)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit:

**LEGAL DESCRIPTION:** LOT 109 IN J. E. MERRION'S COUNTRY CLUB HILLS UNIT NUMBER 13, A SUBDIVISION OF PART OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

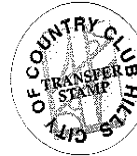
COMMONLY KNOWN AS: 17600 Cypress Ave, Country Club Hills, IL 60478

PROPERTY INDEX NO.: 28-34-216-019-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2017 and subsequent years.

GRAND TETON 1, LLC

By: [Signature]  
Its Manager



17-357 NO.  
KON  
12/20/17 \$645.00

### REAL ESTATE TRANSFER TAX

08-Jan-2018



COUNTY: 64.50  
ILLINOIS: 129.00  
TOTAL: 193.50

28-34-216-019-0000

| 20171201672449 | 2-006-051-872

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STATE OF ILLINOIS     )  
  )   SS  
COUNTY OF COOK     )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **AIMEE WIGHT**, personally known to me to be the Manager of **GRAND TETON 1, LLC**, an Illinois Limited Liability Company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Manager, she signed, sealed and delivered the said instrument pursuant to authority given by the Managers of said company as their free and voluntary act, and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26<sup>th</sup> day of December, 2017

Commission expires 12/31, 2021. Wojciech Malyszko  
NOTARY PUBLIC



**This instrument prepared by:** Kathryn C. Whitacre, Whitacre & Stefanczuk LTD., 6841 W. Belmont Ave Chicago, IL 60634

MAIL TO:

FirstKey Homes, LLC  
1850 Parkway Place, Suite 900  
Marietta, GA 30067

SEND SUBSEQUENT TAX BILLS TO:

Cold River Land, LLC  
P.O. Box 2249  
Cumming, GA 30028

Recorder's Office Box No. \_\_\_\_\_