

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY



FIRST AMERICAN TITLE
FILE # 2902152

Doc# 1805242042 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2018 03:43 PM PG: 1 OF 3

Preparer File: TD - Keating
FATIC No.: 2902152

THE GRANTOR, TD Group, LLC, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to Paul Rivera, a never married man, of CHICAGO of the County of COOK, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record

Permanent Real Estate Index Number(s): 19-03-304-021-0000

Address(es) of Real Estate: 4404 South Keating Avenue
Chicago, IL 60632

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this:

→ 14th day of February, 20 18

TD Group, LLC

→ By: [Signature] As Manager TD Group LLC
Stanton Todd, Manager

S Y
P 3
S 1
SC Y
INT AR

| REAL ESTATE TRANSFER TAX | | 15-Feb-2018 |
|--------------------------|----------|-------------|
| | CHICAGO: | 1,830.00 |
| | CTA: | 732.00 |
| | TOTAL: | 2,562.00 * |

| REAL ESTATE TRANSFER TAX | | 15-Feb-2018 |
|--------------------------|-----------|-------------|
| | COUNTY: | 122.00 |
| | ILLINOIS: | 244.00 |
| | TOTAL: | 366.00 |

19-03-304-021-0000 | 20180201698989 | 0-435-941-920

19-03-304-021-0000 | 20180201698989 | 1-236-519-456

* Total does not include any applicable penalty or interest due.



First American
Title Insurance Company

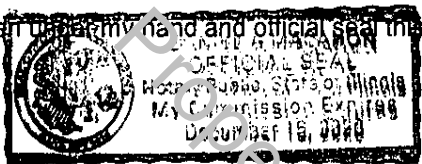
Warranty Deed - LLC

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STATE OF ILLINOIS, COUNTY OF Cook SS

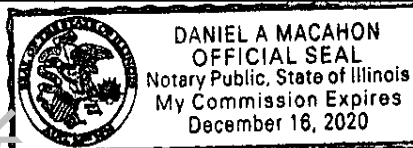
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Stanton Todd, personally known to me to be the Manager of the TD Group, LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Stanton Todd signed delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given to me by my hand and official seal in _____ 14 day of February, 2018.



[Signature]
Notary Public

Prepared by:
Macahon & Associates
1407 W Talcott Rd
Park Ridge, IL 60068



Mail to:
The Hoard Law Group
3725 W Montrose Ave
Chicago, IL 60618

← Same

Name and Address of Taxpayer:
Paul Rivera
4404 South Keating Avenue
Chicago, IL 60632

Notary Public, State of Illinois, Commission Expires December 16, 2020



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Exhibit "A" – Legal Description

LOT 22 IN THOMAS E. DUNN'S RESUBDIVISION OF CERTAIN LOTS IN FREDERICK H. BARTLETT'S 48TH AVENUE SUBDIVISION OF LOT "A" (EXCEPT RAILROAD) IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

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