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QUIT CLAIM DEED



Doc# 1806629056 Fee \$42.25

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/07/2018 12:27 PM PG: 1 OF 2

THIS INDENTURE, made this 21st of April, 2017, between **ATCF REO Holdings LLC**, a Florida limited liability company, created and existing under and by virtue of the laws of the State of Florida and duly authorized to transact business in the State of Illinois, party of the first part, and **Dwight W. Philipoom, 2440 W. Victorian Way, Riverton, UT 84065**, party of the second part;

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the managers of Alterna Capital Management, LLC, the sole member of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOTS 4 AND 5 IN BLOCK 6 IN MICHIGAN CENTRAL ADDITION, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY BEING CONVEYED IN "AS IS" and "WHERE IS" CONDITION.

Permanent Index Number(s): 30-06-303-010-0000

Property Address: 14315 SOUTH MANISTEE AVENUE, BURNHAM, ILLINOIS 60613

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited: and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and caused its name to be signed to these presents by its Authorized Signatory, the day and year first above written.

Handwritten notes and stamps: S X, P 2, S N, M N, SC Y, E Y, INTD, D 3-2-18

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ATCF REO Holdings LLC, a Florida Limited Liability Company

By: Alterna Tax Certificate Fund II, LP

By: Alterna Capital Management, LLC, Its General Partner

By Friedman Financial, LLC

By *Albert Friedman*
Albert Friedman, Its Manager

STATE OF FLORIDA,

COUNTY OF BROWARD

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Albert Friedman, Manager of Friedman Financial, LLC, personally known to me to be the same person who name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 10th day of July, 2017.
Susan Friederwitzer
Notary Public

My commission expires on Feb. 26, 2018.



SUSAN FRIEDERWITZER
MY COMMISSION # FF 090591
EXPIRES: February 6, 2018
Bonded Thru Budget Notary Services

This instrument was prepared by: Carter Legal Group, P.C., 19 S. LaSalle Street, Suite 1600, Chicago, IL 60603

Mail to:

Name and Address of Taxpayer:



VILLAGE OF BURNHAM
Real Estate Transfer Stamp
Date: 2/14/18
No. 2934 \$265.00

REAL ESTATE TRANSFER TAX

16-Mar-2018



COUNTY: 6.50
ILLINOIS: 53.00
TOTAL: 79.50

30-06-303-010-0000

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