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Doc# 1810649007 Fee \$44.25

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/16/2018 10:04 AM PG: 1 OF 3

WARRANTY DEED  
ILLINOIS STATUTORY  
Entity

2/2  
FIDELITY NATIONAL TITLE  
CH18000837

THE GRANTORS South Side Properties LLC, an Illinois limited liability company, of the City of Burbank, State of California, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Cerberus SFR Holdings, L.P., a Delaware limited partnership, of 1850 Parkway Place, Suite 900, Marietta, GA, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 20 IN HUGUELET'S THIRD ADDITION TO SOUTH HOLLAND. BEING A SUBDIVISION OF PART OF LOTS 2 AND 3 IN VOLBRECHT'S SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND WEST OF THORN CREEK AND OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 25 IN SAID TOWNSHIP LYING NORTH OF THORN CREEK (EXCEPT THE WEST 881 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED MAY 24, 1895 AS DOCUMENT 2223779, IN COOK COUNTY, ILLINOIS.

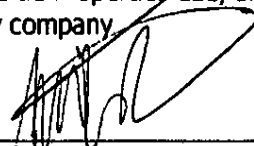
SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and General taxes for the year 2017 and subsequent years;

THIS IS NOT HOMESTEAD PROPERTY.  
TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 29-26-206-020-0000  
Address(es) of Real Estate: 17152 Cornell Ave, South Holland, IL 60473

Dated this 16th day of February, 2018

South Side Properties LLC, an Illinois limited liability company

X   
By: Neil P. Stevens, manager

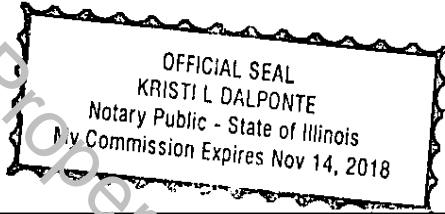
3

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STATE OF IL, COUNTY OF Cook ss.

I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Neil P. Stevens, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6<sup>th</sup> day of Feb, 20 18.

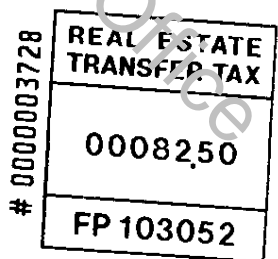
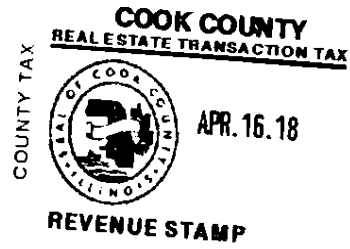
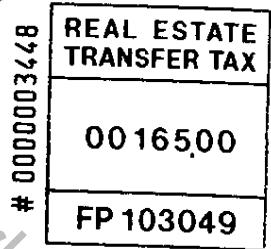


Kristi L Dalponte (Notary Public)

**Prepared by:**  
Richard A. Duffin  
Duffin & Dore, LLC  
1900 Ravinia Place  
Orland Park, IL 60462

**Mail to:**  
FirstKey Homes, LLC  
1850 Parkway Pl., Suite 900  
Marietta, GA 30067

**Name and Address of Taxpayer:**  
Ryan, LLC  
500 E. Broward Blvd., Suite 1130  
Ft. Lauderdale, FL 33394



# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **South Side Properties, LLC**  
Mailing Address: **2219 W. Olive Ave., #192, Burbank, CA 91506**  
Telephone No.: **978-978-8368**  
Attorney or Agent: **Richard A. Duffin**  
Telephone No.: **312-566-0911**  
Property Address: **17152 Cornell  
South Holland, IL 60473**  
Property Index Number (PIN): **29-26-206-020-0000**  
Water Account Number: **0380020000**  
Date of Issuance: **2/8/2018**

State of Illinois )  
County of Cook )  
This instrument was acknowledged before  
me on February 8, 2018 by  
Michelle R Liddell

Michelle R Liddell  
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND  
By: Bret Scott  
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.