

UNOFFICIAL COPY

SPECIAL WARRANTY DEED TENANTS BY THE ENTIRETY

Statutory (Illinois)
(L.L.C. to Individual)

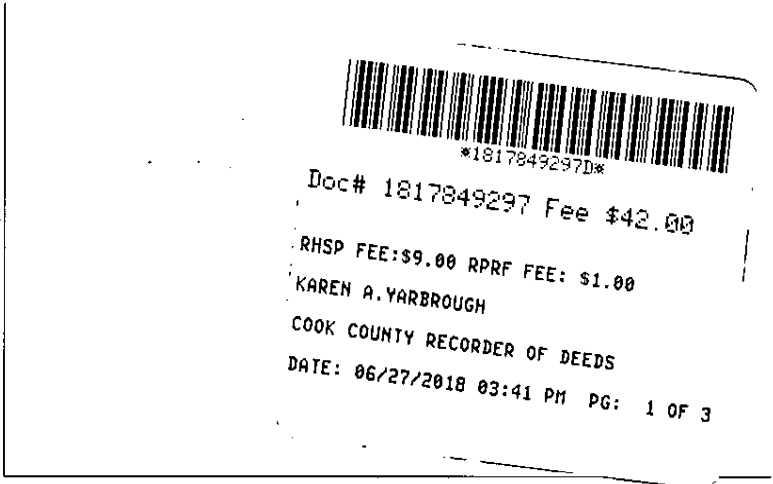
2018-00508PT 1072

MAIL TO:

Jason M. Chmielewski
Law Office of Jason Chmielewski
10 S. LaSalle Street Suite 3500
Chicago, IL 60603

NAME & ADDRESS OF TAXPAYER:

Andrew Ippolite and Marcia Ippolite
4131 Grove
Western Springs, IL 60558



THE GRANTOR(S), Riordan Properties, LLC, a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to THE GRANTEE(S), Andrew Ippolite and Marcia Ippolite, of 3921 N. Paulina, Chicago, IL 60613, party of the second part, as Tenants by the Entirety, all interest in the following described real estate situated in Cook County and in the State of Illinois, to wit:

SEE ATTACHED DESCRIPTION AS EXHIBIT A

Permanent Index No.(s): 18-06-216-004-0000
Property Address: 4131 Grove, Western Springs, IL 60558

Together with all and singular the hereditaments and appurtenances therunto 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 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 party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the 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 incumbered 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 defend, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to the presents by its Manager and Manager, this X 18 day of June, 2018.

Name of Company: Riordan Properties, LLC

By: X 
James J. Riordan - Manager

By: X 
Daniel J. Riordan - Manager

PREMIER TITLE

UNOFFICIAL COPY

STATE OF X IL COUNTY OF X Cook SS.

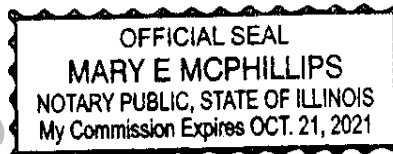
I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that James J. Riordan and Daniel J. Riordan personally known to me to be the Manager and Manager of Riordan Properties, LLC, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager and Manager, he/she/their signed and delivered the said instrument and caused the company seal of said company, as her/his/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes set forth

Given under my hand and official seal, this X 18 day of June, 2018

X [Signature] Notary Public
My commission expires 10/21/21


COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph __, Section 4,
Real Estate Transfer Act
Date: _____
Signature: _____

Prepared by:
Anselmo Lindberg & Associates LLC
1771 W. Diehl Ste 120
Naperville, IL 60563



PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-671-2111

STATE OF ILLINOIS


STATE TAX  JUN. 27. 18

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000039672

REAL ESTATE TRANSFER TAX
0171000
FP 103049

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX  JUN. 27. 18

REVENUE STAMP

0000003950

REAL ESTATE TRANSFER TAX
0085500
FP 103052

UNOFFICIAL COPY

EXHIBIT A

THE WEST 150 FEET OF THE SOUTH 1/2 OF LOT 10 IN W.H. THOMAS RESUBDIVISION OF BLOCK 23 IN EAST HINSDALE, A SUBDIVISION OF THE EAST 1/2 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 (NORTH OF RAILROAD) IN SECTION 6, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office