

# UNOFFICIAL COPY



Doc# 1915406101 Fee \$88.00

THSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/03/2019 11:06 AM PG: 1 OF 5

Prepared By: Margaret Daun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statements to: ARLP REO 400, LLC, c/o HavenBrook Homes, 3505 Koger Blvd, Suite 400, Duluth, GA 30096

Return to: Premium Title, Att: Investor Services, 1000 Abernathy Road NE Building 400, Suite 200 Atlanta, GA 30328

Permanent Real Estate Index Number: See attached Exhibit "A"

## QUITCLAIM DEED

ARLP REO VII, LLC, a Delaware Limited Liability Company, whose mailing address is c/o HavenBrook Homes, 3505 Koger Blvd, Suite 400, Duluth, GA 30096 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto ARLP REO 400, LLC, a Delaware Limited Liability Company, in fee simple, whose address is c/o HavenBrook Homes, 3505 Koger Blvd, Suite 400, Duluth, GA 30096, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

See attached Exhibit "A", Legal Description incorporated herein by reference and made a part hereof.

VILLAGE OF EVERGREEN PARK  
EXEMPT.  
REAL ESTATE TRANSFER TAX

*Duane M. Poth*

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

REAL ESTATE TRANSFER TAX		03-Jun-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-15-114-036-0000 | 20190501677533 | 0-358-997-920

REAL ESTATE TRANSFER TAX		03-Jun-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*

13-15-114-036-0000 | 20190501677533 | 1-447-522-208

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

S 4  
P 5  
S 4  
M -  
SC -  
E -  
INT JA

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IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 2 day May, 2019.

ARLP REO VII, LLC, a Delaware Limited Liability Company  
By: ARLP I, LLC, its Manager  
By: Front Yard Residential, L.P., its Manager

By: Markwa Peoples, Attorney in Fact  
Name: Markisha Peoples

*As Recorded 12/29/2017  
Instrument 1736355095*

STATE OF Georgia }  
COUNTY OF Fulton } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, by Markwa Peoples personally known to me to be the Attorney in Fact of Front Yard Residential, L.P., Manager for ARLP I, LLC, Manager for ARLP REO VII, LLC, in his/her full and authorized capacity on behalf of said company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of May 2, 2019.

KPB  
Notary Public  
My Commission expires: 12/4/2020

This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph E Section 31.45, Property Tax Code.

Date: 5/2/2019

Signature of Grantor:

ARLP REO VII, LLC  
By: ARLP I, LLC, its Manager  
By: Front Yard Residential, L.P., its Manager

By: Markwa Peoples, Attorney in Fact  
Name: Markisha Peoples



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## Exhibit "A" Legal Description

### Exhibit A -1

LOT 39 (EXCEPT THE EAST 10 FEET THEREOF) AND ALL OF LOT 40 IN FRANK DELUGACH'S BEVERLY HILLS SUBDIVISION OF LOTS 24 AND 25 IN KING'S ESTATE SUBDIVISION IN EVERGREEN PARK. BEING IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### For Information purposes only:

**Street Address:** 2928 W 99th St, Evergreen Park, IL, 60805  
**County:** Cook  
**Tax Parcel ID/APN:** 24-12-124-047-0000

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### Exhibit A -2

LOT 13 IN MICHEAL JOHN MANOR UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### For Information purposes only:

**Street Address:** 309 WHEATFIELD RD, Matteson, IL, 60443  
**County:** Cook  
**Tax Parcel ID/APN:** 31-17-116-006-0000

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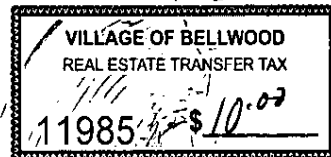
### Exhibit A -3

LOT 16 AND THE EAST 2/3 OF LOT 17 IN BLOCK 3 IN THE SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16. TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 16, 1982 AS DOCUMENT NUMBER 12866499 IN COOK COUNTY, ILLINOIS.

#### For Information purposes only:

**Street Address:** 3202 Monroe St, Bellwood, IL, 60104  
**County:** Cook  
**Tax Parcel ID/APN:** 15-16-203-058-0000

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## Exhibit A -4

LOT 5 IN FM FETTS RESUBDIVISION OF LOTS 28, 29, 31, 32, 33, 34, 35, AND 36 IN SUB-BLOCK 19 OF MONTROSE, BEING A SUBDIVISION OF THE NORTHWEST ¼ AND THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN AND THE EAST ½ OF LOT 1 OF A SUBDIVISION OF THE NORTH ½ OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### For Information purposes only:

**Street Address:** 4416 West Wilson Ave CHICAGO, IL, 60630

**County:** Cook

**Tax Parcel ID/APN:** 13-15-114-036-0000

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Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 5 12 2019

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

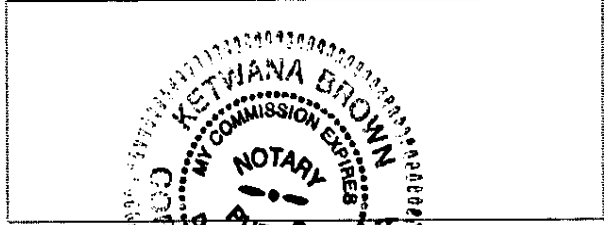
Ketwana Brown

By the said (Name of Grantor): Markisha keeps

AFFIX NOTARY STAMP BELOW

On this date of: 5 12 2019

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 5 12 2019

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

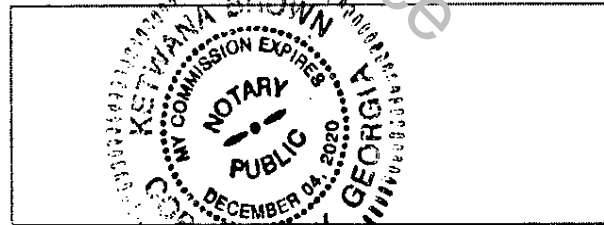
Ketwana Brown

By the said (Name of Grantee): Tyson Shepherd

AFFIX NOTARY STAMP BELOW

On this date of: 5 12 2019

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a CLASS C MISDEMEANOR for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)