

# UNOFFICIAL COPY



\*2122242031D\*

**TRUSTEE  
DEED  
(ILLINOIS)**

/ Doc# 2122242031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/10/2021 01:28 PM PG: 1 OF 2

Above Space for Recorder's use only

THIS INDENTURE, made as of the 27<sup>th</sup> day of July, 2021, by Mountain West IRA, Inc. FBO Brandon Roberts IRA, as to an undivided 50% interest and Mountain West IRA, Inc. FBO Laura Roberts IRA, as to an undivided 50% interest for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto Rivara Investments LLC, ("Grantee"), of 22211 S GALAHAD DRIVE JOLIET, IL 60404, the following described real estate in the County of Cook and State of Illinois, to wit:

**Parcel 1A:**

Unit 2 in the Derby Plaza Condominiums as delineated on a survey of the following described real estate: Lots 2, 3, 4, 5, outlet "A" and outlet "B" in Derby Plaza, being a Subdivision in the Southwest 1/4 of Section 27, Township 37 North, Range 11 East of the Third Principal Meridian and recorded February 27, 2008 as document 0303203077 which survey is attached as exhibit "A" to the declaration of condominium recorded as document 0814316038, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

**Parcel 2B:**

A non-exclusive easement for the benefit of Parcel 1A, as created by parking, access, easement, utilities, signage, refuse, storm water, maintenance and restricted use agreement dated April 30, 2008 and recorded May 21, 2008 as document 0814245100 for the purpose of "Parking and Access Common Area", as depicted on exhibit attached to said Easement Agreement.

CKA: 14204 McCarthy Rd., Lemont, IL 60439

PIN: 22-27-300-080-1002

Subject to: covenants, conditions, restrictions of record, and building lines and easements, provided they do not interfere with the current use and enjoyment of the real estate, and general real estate taxes not yet due and payable.

**REAL ESTATE TRANSFER TAX**

05-Aug-2021



COUNTY:	107.5
ILLINOIS:	215.0
TOTAL:	322.5

22-27-300-080-1002 | 20210801628364 | 0-095-746-83:

FEDELITY NATIONAL TITLE

FCH12100598LD

1273

## UNOFFICIAL COPY

DATED as of the 2 day of <sup>August</sup> ~~July~~, 2021.

Mountain West IRA, Inc. FBO Brandon Roberts IRA, An Undivided 50% Interest

By: Adriane J. Hull MOUNTAIN WEST IRA, INC.  
BY: ADRIANE J. HULL  
ITS: AUTHORIZED SIGNER

Rep: Affected

PR

Mountain West IRA, Inc. FBO Laura Roberts IRA, An Undivided 50% Interest

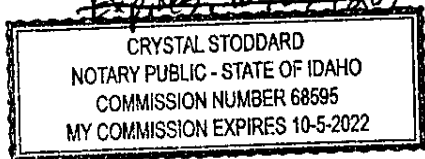
By: Adriane J. Hull MOUNTAIN WEST IRA, INC.  
BY: ADRIANE J. HULL  
ITS: AUTHORIZED SIGNER

State of Idaho  
County of Ada, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Adriane J. Hull, 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 acknowledged that they/he/she signed, sealed and delivered said instrument as their/his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal as of the 2 day of <sup>August</sup> ~~May~~, 2021.

My commission expires 10/05/2022



Residing in: Boise, ID

Notary Public

Name and Address of Preparer:

Gregory T. Mizen  
Mizen Law  
111 E. Jefferson Ave.  
Naperville, IL 60540

Send Recorded Deed and Tax Bills To:

Edward J. Jacot, Jr  
Castle Rock  
2 N 129th Infantry Drive  
Suite 100  
Joliet, IL 60435

Mail Tax Bills to:

Rivara Investments LLC  
22211 S. GALAHAD Drive  
Joliet, IL 60404