

UNOFFICIAL COPY

Doc#. 2327855022 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/05/2023 09:29 AM Pg: 1 of 2

WARRANTY DEED

ILLINOIS

Mail recorded document to:

RISE C, LLC
c/o Eric Card
801 Burns St.
Hawley, MN 56549

Dec ID 20230501630080
ST/CO Stamp 0-415-962-064 ST Tax \$615.00 CO Tax \$307.50

Send tax bills to:

RISE C, LLC
c/o Eric Card
801 Burns St.
Hawley, MN 56549

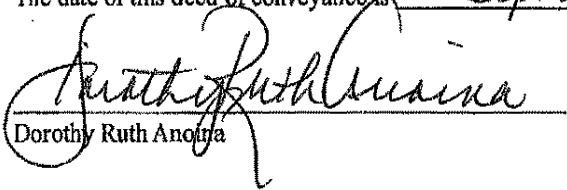
GIT

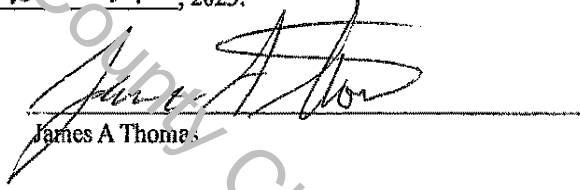
GIT 41074747

THE GRANTOR(s), Dorothy Ruth Anoina and James A Thomas, married to each other, of the Village of Flossmoor, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to RISE C, LLC, a Minnesota limited liability company, of 801 Burns Street, Hawley, MN 56549, Grantee(s), all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See Legal Description on Page 2, or attached hereto, and made a part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and hold said premises forever.

Permanent Real Estate Index Number(s): 31-34-100-019-0000
Property Address: 4511 Sauk Trail, Richton Park, IL 60471

The date of this deed of conveyance is September 19, 2023.


Dorothy Ruth Anoina


James A Thomas

State of California, County of ORANGE ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dorothy Ruth Anoina, married to James A Thomas, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

Given under my hand and official seal Manish Jain Sept 19th 2023.



MANISH JAIN
Notary Public

(My Commission Expires 01/27/2025.)

This instrument was prepared by:
Greenberg & Sinkovits, LLC, 18141 Dixie Highway - Suite 111, Homewood, IL 60430

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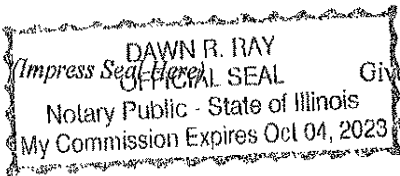
LEGAL DESCRIPTION

Address(es) of Real Estate: 4511 Sauk Trail, Richton Park, IL 60471

PIN: 31-34-100-009-0000

THAT PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 34; THENCE NORTH 89 DEGREES, 20 MINUTES, 19 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 822.69 FEET; THENCE SOUTH 00 DEGREE, 15 MINUTES, 51 SECONDS WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAUK TRAIL AND THE WEST RIGHT OF WAY OF LATONIA LANE FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREE, 15 MINUTES, 51 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF LATONIA LANE, A DISTANCE OF 210.00 FEET; THENCE NORTH 89 DEGREES, 20 MINUTES, 19 SECONDS WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 207.43 FEET; THENCE NORTH 00 DEGREE, 15 MINUTES, 51 SECONDS EAST ALONG A LINE PARALLEL WITH SAID WEST RIGHT OF WAY LINE OF LATONIA LANE, A DISTANCE OF 210.00 FEET TO A POINT ON THE SAID SOUTH RIGHT OF WAY LINE OF SAUK TRAIL; THENCE SOUTH 89 DEGREES, 20 MINUTES, 19 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF SAUK TRAIL, BEING A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 207.43 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James A Thomas, married to Dorothy Ruth Anoina, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 September 20, 2023.

Dawn R. Ray
 Notary Public

(My Commission Expires 10/4/23)

REAL ESTATE TRANSFER TAX		04-Oct-2023
COUNTY:		307.50
ILLINOIS:		615.00
TOTAL:		922.50

31-34-100-009-0000 | 20230501630080 | 0-415-962-064