

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th day of JANUARY, 2010, between B G INVESTMENTS INC., a corporation 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, and Royan, Inc. whose address is 1244 Resaca Place, Pittsburgh, PA 15212 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:



Doc#: 1002735082 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/27/2010 10:59 AM Pg: 1 of 3

Unit P-1 together with its undivided percentage interest in the common elements in 1751-57 North Western Avenue Condominium as delineated and defined in the Declaration recorded as Document No. 97286061, in the North 1/2 of the South 1/2 of the Southwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Together with all and singular the hereditaments and appurtenances thereunto 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, its successors 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, its successors 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 encumbered 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: all unpaid general taxes and special assessments and to covenants, conditions, easements and restrictions of record.

Permanent Real Estate Index Number(s): 14-31-318-013-1037
Address(es) of real estate: 1751 N. Western Avenue, Unit P-1, Chicago, Illinois 60647

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

B G INVESTMENTS INC., a corporation,

By: Bonnie J. Gray
Bonnie J. Gray, President

Attest: Margery E. Baum
Margery E. Baum, Secretary

NOT AMERICAN
1994893
pt 1

This instrument prepared by: David R. Gray, Jr., Esq., 120 North LaSalle Street, Suite 1350, Chicago, Illinois 60602

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MAIL TO: Royan Inc
 (Name)
1244 Resaca Pl
 (Address)
Pittsburgh, PA 15212
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Royan Inc
 (Name)
1244 Resaca Pl
 (Address)
Pittsburgh, PA 15212
 (City, State and Zip)

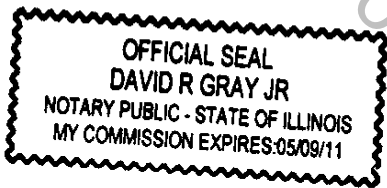
OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

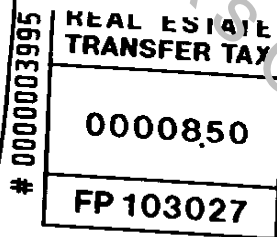
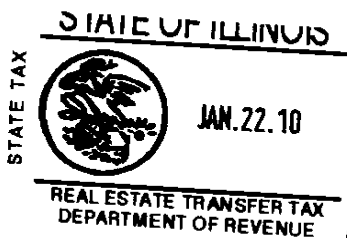
I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Bonnie J. Gray, personally known to me to be the President of B G INVESTMENTS INC. an Illinois corporation, and Margery E. Baum, personally known to me to be the Secretary of said corporation, and 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 severally acknowledged as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of January, 2010.

Notary Public

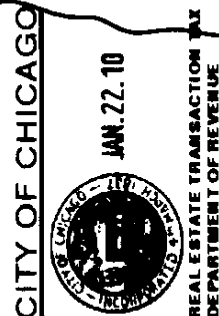
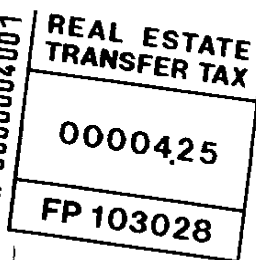
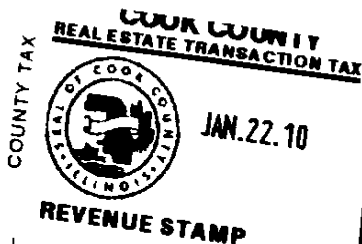


Box _____
 SPECIAL WARRANTY DEED
 Corporation to Individual



REAL ESTATE TRANSFER TAX	00089.25	FP 102812
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8678000000 #



CITY TAX

MAIL T

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT P-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1751-57 NORTH WESTERN AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 97286051 IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-31-318-013-1037 Vol. 0533

Property Address: 1751 North Western Avenue, Unit P-1, Chicago, Illinois 60647

Property of Cook County Clerk's Office