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Doc#: 1221322093 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/31/2012 09:51 AM Pg: 1 of 3

WARRANTY DEED

AY II, LLC, an Illinois limited liability company, 4428 N. Paulina Street, Chicago, IL 60640 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said company, REMISE, RELEASE, ALIEN AND CONVEY unto NICHOLAS YASSAN TRUST DATED FEBRUARY 23, 2009, and its successors and assigns FOFY ER, 1950 W. Montrose Avenue, Chicago, IL 60613 ("Grantee"), all the following described real estate the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

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 Grantor, 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 Grantee, its successors and assigns forever, and for the proper use and benefit forever of the Grantee

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, 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 it WILL WARRANT AND DEFEND the said premises, against all persons.

Permanent Real Estate Index Number: 13-15-231-012-0000
Address of Real Estate: 4521 N. Keystone, Chicago, IL 60630

SUBJECT TO: general real estate taxes for 2011 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants, conditions, and restrictions of record; roads and highways; existing leases and tenancies; acts done or suffered by or through the Purchaser.

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Box 339

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08:54:10 a.m. 07-24-2012

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In Witness Whereof, said party of the first part has caused its name to be signed to these presents by it's Manager this 26 day of July, 2012.

AY II, LLC
an Illinois limited liability company

By: Robert Yassan
Robert Yassan, Manager

By: Dorothy Yassan
Dorothy Yassan, Manager

Name and Address of Taxpayer
and Send Subsequent Tax Bills To:
Nicholas Yassan Trust dated February 23, 2009
1950 W. Montrose Avenue
Chicago, IL 60613

STATE OF ILLINOIS)
 SS)
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert Yassan and Dorothy Yassan, personally known to me to be the Managers of AY II, LLC, an Illinois limited liability company 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 acknowledged that as Mangers they signed and delivered the said instrument pursuant to authority given by the Members of said company 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.

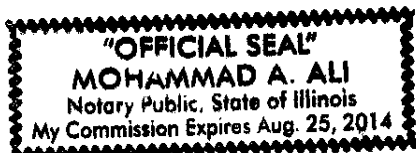
Given under my hand and under this seal this 26th day of July, 2012

Paul A. Braun
Notary Public

Commission expires: 08/25/14

Prepared By:
Gregory A. Braun, Esq.
2 North LaSalle
Ste. 1250
Chicago, Illinois 60602

Return to after recording:
Gregory A. Braun
2 N. LaSalle Street
Ste. 1250
Chicago, IL 60602



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STREET ADDRESS: 4521 N. KEYSTONE

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 13-15-231-012-0000

LEGAL DESCRIPTION:

LOTS 25 AND 28 IN BLOCK 12 IN JOHN MILLER'S IRVING PARK ADDITION SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER 07/28/2012



CHICAGO: \$2,250.00

CTA: \$900.00

TOTAL: \$3,150.00

13-15-231-012-0000 | 20120701605750 | 4HFR3F

REAL ESTATE TRANSFER 07/28/2012



COOK \$150.00

ILLINOIS: \$300.00

TOTAL: \$450.00

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