

UNOFFICIAL COPY

WARRANTY DEED

Corporation to Individual (Illinois)

THIS AGREEMENT, made this 19 day of March, 2013, between Sunny Investment, Inc., an Illinois Corporation, 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 ANOOSH HOVAKIMIAN, 4856 W. Nelson, Chicago, Illinois 60641, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 1309344073 Fee: \$40.00
 RHSP Fee: \$10.00 Affidavit Fee:
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 04/03/2013 03:43 PM Pg: 1 of 2

Handwritten: Aff 130021011, 1912

WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 Dollars and 00/100 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 their heirs 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:

LOT 25 IN BLOCK 3 IN HEILD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, 5, 6, 9, 10, 11 AND 12 IN FALCONER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

st.
 ADDRESS: 4856 W. NELSON, CHICAGO, ILLINOIS 60641
 P.I.N.: 13-28-211-015-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, 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, his heirs 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, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or March be, in any manner incumbered 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: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2012 and subsequent years.

Permanent Real Estate Number(s): 13-28-211-015-0000
 Address(es) of Real Estate: 4856 W. Nelson, Chicago, Illinois 60641

st.

Handwritten initials:
 S ✓
 P 2
 S ✓
 SC ✓
 INT ✓

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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.

Sunny Investment, Inc.

BY: Henry
President

ATTEST: Henry
Secretary

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712

MAIL TO:
Ian Berliner
53 W. Jackson, #1430
Chicago, Illinois 60604

SEND SUBSEQUENT BILLS TO:
Anoosh Hovakimian
4856 W. Nelson
Chicago, Illinois 60641

OR RECORDER'S OFFICE BOX NO. _____

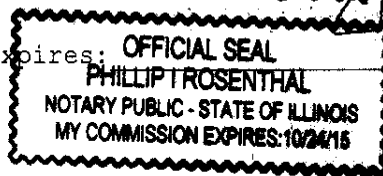
STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Henry P. Nguyen, is personally known to me to be the President of Sunny Investment, Inc. an Illinois corporation, and Henry P. Nguyen, is 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 that 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 19 day of March, 2013.

[Signature]
Notary Public

Commission Expires: _____



| REAL ESTATE TRANSFER | 04/03/2013 |
|----------------------|-------------------|
| CHICAGO: | \$2,175.00 |
| CTA: | \$870.00 |
| TOTAL: | \$3,045.00 |



| REAL ESTATE TRANSFER | 04/03/2013 |
|----------------------|-----------------|
| COOK | \$145.00 |
| ILLINOIS: | \$290.00 |
| TOTAL: | \$435.00 |

