

# UNOFFICIAL COPY

**WARRANTY DEED**  
**(LLC to Individual)**  
**(Illinois)**



Doc#: 1310204138 Fee: \$40.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/12/2013 02:40 PM Pg: 1 of 2

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THIS AGREEMENT, made this 14 day of MARCH, 2013, between DELTA PROPERTY INVESTMENTS, LLC, an Illinois Limited Liability Company, a company 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 SONNIE GRAHAM, 2720 W. 96th Place, Evergreen Park, Illinois 60805, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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 Manager of said company, 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:

LOTS 51 AND 52 IN FRANK DELUGACH'S WESTERN VIEW, A SUBDIVISION OF BLOCK 6 AND RESUBDIVISION OF BLOCK 7 IN HARRY H. HONORE JR.'S SUBDIVISION IN THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 2720 W. 96TH PLACE, EVERGREEN PARK, ILLINOIS 60805  
P.I.N.: 24-12-207-069-0000

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 may 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 2013 and subsequent years.

Permanent Real Estate Number(s): 24-12-207-069-0000

Address(es) of Real Estate: 2720 W. 96th Place, EVERGREEN PARK, ILLINOIS 60805

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IN WITNESS WHEREOF, said party of the first part has caused its signature to be hereto affixed, and has caused its name to be signed to these presents by and through its Manager, the day and year first above written.

DELTA PROPERTY INVESTMENTS, LLC

BY: James Chiu  
James Chiu, Manager

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60805

MAIL TO:  
Phillip Rosenthal  
3700 W. Devon, #E  
Lincolnwood, IL 60712

SEND SUBSEQUENT BILLS TO:  
SONNIE GRAHAM  
2720 W. 96th Place  
EVERGREEN PARK, Illinois 60805

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 James Chiu, is personally known to me to be the Manager as referred to in the body of this deed on and in behalf of DELTA PROPERTY INVESTMENTS, LLC, a 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 severally acknowledged that they signed and delivered the said instrument and pursuant to authority, given by the Managers of said limited liability company as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of MARCH, 2013

[Signature]  
Notary Public



~~No. 2087  
Village of Evergreen Park  
\$ 585.00  
Lynne M. Wallace  
Real Estate Transaction Stamp~~

REAL ESTATE TRANSFER 04/03/2013  
COOK \$58.50  
ILLINOIS: \$117.00  
TOTAL: \$175.50  
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