

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 1320619004 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/25/2013 09:16 AM Pg: 1 of 3

THE GRANTOR, **Sunday Holdings LLC**, a limited liability 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, having its principal place of business at 2421 W. Pratt Blvd., #200, Chicago, Illinois, 60645, for and in consideration of \$10.00 in hand paid, the receipt and sufficiency of which is hereby acknowledged, REMISE(S), RELEASES(S), ALIENATE(S), and CONVEYS(S) to **Community Partners LLC**, a limited liability 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, having its principal place of business at 2421 W. Pratt Blvd., #200, Chicago, Illinois, 60645, the following described real estate situated in the County of Cook and the State of Illinois, to wit:

LOT 19 (EXCEPT THE EAST ¼ THEREOF) IN BLOCK 16, IN NEW ROSELAND, BEING A SUBDIVISION OF FRACTIONAL SECTION 33, NORTH OF THE INDIAN BOUNDARY LINE AND PART OF FRACTIONAL SECTIONS 28 AND 33, SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 25-33-117-096-0000

Address of Real Estate: 659 W. 129<sup>th</sup> Place, Chicago, IL 60628

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of Grantee, its successors and assigns forever.

Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the 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 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 the following: a) all taxes and special assessments for 2012 and subsequent years; b) zoning laws and ordinances; c) easements for the use of public utilities; d) roads and highways; e) building setbacks, use and occupancy restrictions and covenants, conditions and restrictions of record; f) rights of way for drainage tiles, ditches, feeders and laterals; g) acts done or suffered by Grantee and Grantee's Mortgagee, if any.

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THIS IS NOT HOMESTEAD PROPERTY

(Consideration less then \$100.00)

Grantor has caused its name to be signed on this instrument as indicated below this 17<sup>th</sup> day of July, 2013.

**GRANTOR:**

SUNDAY HOLDINGS, LLC

By: *Jacob Counne*  
Its Manager-Jacob Counne

STATE OF ILLINOIS            )  
  )        ss.  
COUNTY OF COOK            )

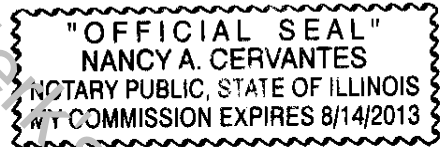
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jacob Counne, personally known to me to be the Manager of Medallion Properties, LLC and personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his 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, this 17 day of July, 2013

*Nancy A. Cervantes* (Notary Public)

Exempt under the provisions of Section 31-45(e) of the Real Estate Transfer Act

07/17/13  
Date *Jacob Counne*  
Buyer, Seller or Representative



Mail Recorded Deed & Subsequent Tax Bills To:

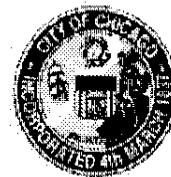
Sunday Holdings, LLC  
C/o Jacob Counne  
2421 W. Pratt Blvd., #200  
Chicago, IL 60645

This Instrument Prepared By:

Philip A. Nicolosi, III  
Philip A. Nicolosi, Ltd.  
363 Financial Ct., Suite 100  
Rockford, Illinois 61107

City of Chicago  
Dept. of Finance  
**648563**

7/25/2013 8:58  
dr00193



Real Estate  
Transfer  
Stamp  
**\$0.00**

Batch 6,826,285

# UNOFFICIAL COPY

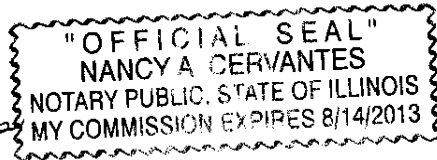
## STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 07/17/13 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said JACOB COYNE this 17 day of JULY 2013.

Notary Public Nancy A. Cervantes

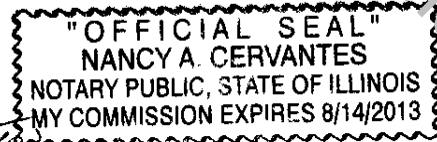


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 17 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said ARI COHEN this 17 day of JULY 2013.

Notary Public Nancy A. Cervantes



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A. misdemeanor for subsequent offenses.

(Attach to deed or AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.