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1330535009

WARRANTY DEED

Corporation to Individual
(Illinois)

Doc#: 1330535009 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/01/2013 09:01 AM Pg: 1 of 3

OFF 1301065 112

THIS AGREEMENT, made this 9
day of October, 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 HORTENCIA
MENDOZA, a single person AND
LESLIE E. ESPINOSA, a single
person, 5236 W. Altgeld St.,
Chicago, Illinois 60639, not as
tenants in common but as joint
tenants with rights of
survivorship, 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 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 8 IN SUBDIVISION NUMBER 13, IN THE HULBERT FULLERTON AVENUE HIGHLANDS, IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 5236 W. ALTGELD ST., CHICAGO, ILLINOIS 60639
P.I.N.: 13-28-323-022-0000

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): 13-28-323-022-0000
Address(es) of Real Estate: 5236 W. Altgeld St., Chicago, Illinois 60639

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER	10/16/2013
	CHICAGO: \$2,137.50
	CTA: \$855.00
	TOTAL: \$2,992.50
13-28-323-022-0000 20131001601578 AM3V27	

REAL ESTATE TRANSFER	10/16/2013
	COOK \$142.50
	ILLINOIS: \$285.00
	TOTAL: \$427.50
13-28-323-022-0000 20131001601578 1704M7	

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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: _____
President
ATTEST: _____
Secretary

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

MAIL TO:
Albert E. Xiques
5045 N. Harlem
Chicago, Illinois 60656

SEND SUBSEQUENT BILLS TO:
HORTENCIA MENDOZA AND LESLIE E. ESPINOSA
5236 W. Altgeld St.
Chicago, Illinois 60639

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 _____ day of October, 2013.

Notary Public



MAIL TO:
Hortencia Mendoza
5236 W ALTGELD
CHICAGO IL 60639

Send TAX Bills to:
Hortencia Mendoza
5236 W ALTGELD
CHICAGO IL 60639