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Doc#: 1400901003 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/09/2014 09:43 AM Pg: 1 of 3

WARRANTY DEED

Individual(s) to Individual(s)

Mail to:

Jeffrey Woods, Esq.
1447 W. Henderson #1
Chicago, IL 60657

Name & Address of Grantee:

United Vision Investment, LLC
1355 W. 97th Pl.,
Chicago, IL 60643

THE GRANTORS, **Frank C. Donaldson, Sr. and Fannie B. Donaldson, husband and wife**, of the State of Illinois, for and in consideration of Ten and NO/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to GRANTEE(S), **United Vision Investment, LLC**, the following described real estate, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

COMMON ADDRESS: **1355 W. 97th Pl., Chicago, IL 60643**
PROPERTY INDEX # (P.I.N.): **25-08-112-001-0000**

GRANTOR hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This Deed is conveyed SUBJECT TO: (1) general real estate taxes not due and payable as of the date hereof; (2) special taxes or assessments for improvements or installments not yet due and payable at the time of closing; (3) covenants, conditions and restrictions of record; (4) building lines and easements; (5) applicable zoning laws and building ordinances; and (6) acts done or suffered by the Purchaser. Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$ \$50,640.00, until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

In Witness hereof, the Grantor(s) sign and seal this conveyance this day of November 20, 2013.

X Frank C. Donaldson, Sr.
Frank C. Donaldson, Sr.
By Atneida Nance his attorney-in-fact

X Fannie B. Donaldson
Fannie B. Donaldson
By Atneida Nance her attorney-in-fact

Y
3
S
SC
INT

BOB 3 52016920
FIDELITY NATIONAL TITLE

BOX 15

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I, Mika Soto, a Notary Public in and for DuPage County, in the State of Illinois, do hereby CERTIFY that:

Frank C. Donaldson, Sr. and Fannie B. Donaldson by By Atneida Nance their attorney-in-fact is/are personally know to me or have proven by satisfactory evidence to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument and that said person(s) appeared before me this day in person and acknowledged their signature, seal, and intended delivery of the said instrument herein and their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and official seal this 20 day of November, 2013

S. 2.17
Commission Expires:

Mika Soto

Notary Public



Prepared by:

Law Offices of Carlo G. D'Agostino
422 W. Wesley Street, Wheaton, Illinois 60187
Phone: (630) 784-0446
Facsimile: (630) 682-3749

REAL ESTATE TRANSFER 11/20/2013



CHICAGO: \$318.75
CTA: \$127.50
TOTAL: \$446.25

25-08-112-001-0000 | 20131101603161 | 2VH6HV

REAL ESTATE TRANSFER 11/20/2013



COOK \$21.25
ILLINOIS: \$42.50
TOTAL: \$63.75

25-08-112-001-0000 | 20131101603161 | 1575PN

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

903 COMMERCE DR. #180, OAK BROOK, ILLINOIS 60523

PHONE: (630) 574-7272

FAX: (630) 574-1689

ORDER NUMBER: 2011 052016920
STREET ADDRESS: 1355 W 97TH PLACE

UOC

CITY: CHICAGO
TAX NUMBER: 25-08-112-001-0000

COUNTY: COOK

LEGAL DESCRIPTION:

LOT 37 IN HALF AND SULLIVAN'S LONGWOOD MANOR, BEING A SUBDIVISION OF BLOCK 8 AND THE NORTH 1/2 OF BLOCK 9 IN HILLIARD AND DOBBINS RESUBDIVISION OF THAT PART OF BLOCKS 1 AND 2 IN HILLIARD AND DOBBINS' FIRST ADITION TO WASHINGTON HEIGHTS, LYING NORTH OF THE RIGHT OF WAY OF THE WASHINGTON HEIGHTS BRANCH RAILROAD, BEING THAT PART OF THE EAST 1/2 OF THE NORTHWEST OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF SAID RAILROAD IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office