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10/20/17 1/2

WARRANTY DEED

Corporation to Individual  
(Illinois)

THIS AGREEMENT, made this 11  
day of May, 2015, 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 ~~MATTHEW X MILLER AND~~  
~~ANNIE X KANE~~, 6034 W. DAKIN ST.,  
Chicago, Illinois 60634, 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:



Doc#: 1513445024 Fee: \$44.00  
RHSP Fee: \$9.00 RPAF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/14/2015 10:12 AM Pg: 1 of 4

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 33 IN BLOCK 1 IN ALBERT J. SCHORSCH IRVING PARK BOULEVARD GARDENS, IN NORTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON FEBRUARY 14, 1917, AS DOCUMENT NUMBER 69920, SITUATED IN COOK COUNTY, ILLINOIS.

ADDRESS: 6034 W. DAKIN ST., CHICAGO, ILLINOIS 60634  
P.I.N.: 13-20-102-025-0000

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

CCRD REVIEWER PS

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not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2015 and subsequent years.

Permanent Real Estate Number(s): 13-20-102-025-0000

Address(es) of Real Estate: 6034 W. DAKIN ST., Chicago, Illinois 60634

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:  
David Schlueter  
401 Irving Park Road  
Itasca, Illinois 60143

SEND SUBSEQUENT BILLS TO:  
MATTHEW G. MILLER & ANNIE M. KANE  
6034 W. DAKIN ST.  
Chicago, Illinois 60634

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 11 day of May, 2015.

*Karen Murawski*

Notary Public

Commission Expires: 11/3/18



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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

14-May-2015



<b>CHICAGO:</b>	2,227.50
<b>CTA:</b>	891.00
<b>TOTAL:</b>	3,118.50

13-20-102-025-0000 | 20150501684049 | 0-107-597-184

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## REAL ESTATE TRANSFER TAX

14-May-2015



<b>COUNTY:</b>	148.50
<b>ILLINOIS:</b>	297.00
<b>TOTAL:</b>	445.50

13-20-102-025-0000 | 20150501684049 | 0-838-782-336