

# UNOFFICIAL COPY



**A15-1234 ET**  
**WARRANTY DEED**

Doc#: 1518034009 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/29/2015 08:30 AM Pg: 1 of 4

This agreement, made this 15<sup>th</sup> day of June, 2015, between Regent Capital Investments, LLC a limited liability company created and existing under and by virtue of the laws of the State of Delaware, party of the first part, and Sergio Disapio

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit:

See Exhibit A

COMMONLY KNOWN AS: See exhibit A

PIN: See exhibit A

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2014 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, 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/her/their heirs and assigns forever.

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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 attest by its Secretary, the day and year first above written.

Regent Capital Investments, LLC

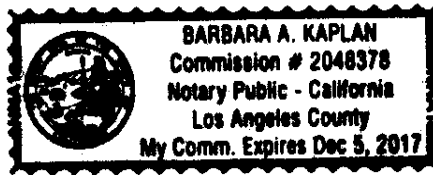
Name of Corp.

By:

*Ramin Saghian*  
Its Manager

STATE OF ILLINOIS )  
(*Chicago*)

COUNTY OF *Cook* )  
(*Chicago*) SS



I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Ramin Saghian, personally known to me to be the Manager of, Regent Capital Investments, LLC, a Delaware Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager, he signed, sealed and delivered the said instrument, as his free and voluntary act, and deed of said company, for the uses and purposes therein set forth.  
Given under my hand and official seal, 15 day of June, 2015

Commission expires

12/05, 2017

*Barbara A. Kaplan*  
NOTARY PUBLIC

This instrument prepared by :

MAIL TO:

George Vlanas  
3964 N. Clark St  
Chicago, IL 60657

Recorder's Office Box  
No. \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:

SERGIO DI SADIO  
3767 N. SOUTHPORT AVE  
CHICAGO IL 60613

REAL ESTATE TRANSFER TAX	26-Jun-2015
CHICAGO:	2,962.50
CTA:	1,185.00
<b>TOTAL:</b>	<b>4,147.50</b>



REAL ESTATE TRANSFER TAX	26-Jun-2015
COUNTY:	197.50
ILLINOIS:	395.00
<b>TOTAL:</b>	<b>592.50</b>



13-25-218-021-0000 | 20150601693994 | 1-306-985-344

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Los Angeles )

On 6/15/2015 before me, Barbara A. Kaplan, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

Rena A. Kaplan

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Barbara A. Kaplan  
Signature

Signature of Notary Public

Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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## EXHIBIT "A"

LOTS 1 AND 2 IN BLOCK 1 IN F.C. GEHRKE'S SUBDIVISION OF PART OF LOT 6 IN RICHOW AND BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2960 N Rockwell St  
Chicago, IL 60618

PIN: 13-25-218-021-0001

Property of Cook County Clerk's Office