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15216011130

Doc#: 1521601113 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/04/2015 03:42 PM Pg: 1 of 3

Mail to:
Jonathan Aven
180 N. Michigan Ave. Suite 2105
Chicago IL 60601

FIRST AMERICAN

File # 2045885_{10F2} WARRANTY DEED

THE GRANTOR IMAN INC., an Illinois corporation, for and in consideration of the sum of Ten and no/100 dollars (\$10.00), does hereby WARRANT and CONVEY to MARGARET SARA FAIRHURST, of 34472 Scotch Lane Apt. 4, Willoughby Hill OH 44094, the following described real estate situated in the County of Cook and State of Illinois, to wit,

PARCEL 1: UNIT 3400-G, IN WEST SUNNYSIDE PLACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 23 AND 24 IN BLOCK 1 IN A.H. HILL AND COMPANY'S NORTHWESTERN ELEVATED ROAD ADDITION, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 22, 2005, AS DOCUMENT 0535618005, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-1, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO.

| REAL ESTATE TRANSFER TAX | | 23-Jul-2015 |
|--------------------------|----------|-------------|
| | CHICAGO: | 727.50 |
| | CTA: | 291.00 |
| | TOTAL: | 1,018.50 |

13-14-216-032-1001 | 20150601698551 | 0-279-419-776

| REAL ESTATE TRANSFER TAX | | 23-Jul-2015 |
|--------------------------|-----------|-------------|
| | COUNTY: | 48.50 |
| | ILLINOIS: | 97.00 |
| | TOTAL: | 145.50 |

13-14-216-032-1001 | 20150601698551 | 0-754-162-560

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Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Commonly known as **3400 W. SUNNYSIDE AVE., UNIT G, CHICAGO IL 60625**

PIN 13-14-216-032-1001

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, this 23 day of June, 2015.

IMAN INC.

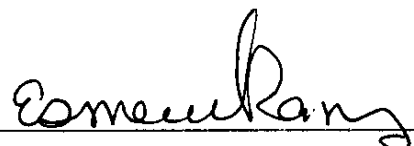
by 
Imran Sheikh, President

State of Illinois)
County of Cook)

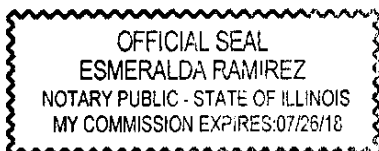
I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **IMRAN SHEIKH**, personally known to me to be the President of **IMAN INC.** and to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such President he 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 his 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 23rd day of June, 2015.

Commission expires _____.



Notary Public



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This instrument prepared by Mary F. Murray, 5127 W. Devon Ave.,
Chicago, Illinois.

Mail tax bill to: Margaret Sara Fairhurst
3400 W. Sunnyside Ave. Unit G
Chicago IL 60625

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