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WARRANTY DEED **ILLINOIS STATUTORY** (Corporation to Individual)

PREPARED BY:

Law Office of Fedor Kozlov, P.C. 1990 E. Algonquin Rd., Ste #230 Schaumburg, Il 60173

MAIL TAX BILL TO:

Biju John 5916 Madison Morton Giove, Il 60053

MAIL RECORDED DEED TO:

Biju John 5916 Madison Morton Grove, Il 60053 Doc#. 1530808054 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 11/04/2015 09:37 AM Pg: 1 of 3

Dec ID 20151001639574

ST/CO Stamp 1-871-638-592 ST Tax \$75.00 CO Tax \$37.50

THE GRANTOR(S), Vertex RE, Inc., an Illinois Corporation duly organized and existing under and by virtue of the laws and duly authorized to transact business in the State where the following described real estate is located, by Nataliya Ozadovska, President and sole shareholder of the said Corporation, of the City of take Villa, County of Lake, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVAY(S) AND WARRANT(S) to Biju John and Valsamma John, a married couple, of Village of Morton Grove, County of Cook, State of Illinois, all rights, title, and interest in the following described real estate situated in the County of Cook, Scale of Illinois. ETHANST TENANTS

Grantor(s) warrants that the title is good, indefeasible in ee simple and free and clear of encumbrances except SUBJECT TO RESTRICTIONS, KESEPVATIONS, EASEMENTS, CONDITIONS, COVENANTS AND PUBLIC OR PRIVATE RIGHTS OF RECORD.

The following described real estate to-wit:

For the premises commonly known as: 9631 Brandy Court, # 12, Des Plaines, 11, 60016

LEGAL DESCRIPTION:

PARCEL 1: UNIT 9631-12 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BRANDY COURT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0021189613, IN THE WEST 1/2 SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON THE PLAT OF SURVEY RECORDED NOVEMBER 13, 1969 AS DOCUMENT 21011624 AND AS CREATED BY GRANT FROM INVESTMENT BUILDERS, INC., A CORPORATION OF ILLINOIS, TO UNION NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 11031 DATED (legal continued on pg3)

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General Warranty Deed NOFFICIAL COPY

ILLINOIS

Above Space for Recorder's Use Only	See	Page	l		
THE GRANTOR(s) Vertex RE, Inc., of the Cit consideration of TEN and 00/100 DOLLARS, and WARRANT(s) to (Name and Address of Count 12, Des Plaines, IL 60016 the following dillinois to wit: (See pape 2 for legal description waiving all rights under and by virtue of the Ho	and other good frantee-s) John lescribed Real in attached her	d and valuab n Biju as Ten Estate situate reto and mad	le considerations in hand paid, and the Entirety of 9631 Breed in the County of Cook in the le part hereof.), hereby releasing	CONVEY(s) randy Court, e State of	
SUBJECT TO: General taxes for and subseque	ent years, Cov	enants, condi	tions and restrictions of record,	if any;	
Permanent Real Estate Index Number(s): 09-11	1-300-075-102	À			
Address(es) of Real Estate: 9631 Brandy Court, Unit 12, Des Plaines, IL 60016					
	00/	The	date of this deed of conveyance	e is 10/28/2015.	
State of Illinois County of Cook I, the undersigned, a Notary Public in and for spersonally known to me to be the same personal appeared before me this day in person, and ack instrument as his/her(their) free and voluntary awaiver of the right of homestead. REAL ESTATE TRANSFER TAX COUNTY: ILLINOIS: TOTAL: 09-11-300-075-1024 20151001639574 1-871-6	oct-2015 37.50 75.00 112.50	e(s) is(are) stat he/she/theyes and purpos	ubscribed to the foregoing instry signed, sealed and delivered the sesther win set forth, including the Given under my hand and office	ument, he said he release and	
•]	Notary Public		
	(2				

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax

City of Des Plaines

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SEPTEMBER 10, 1970 AND RECORDED SEPTEMBER 16, 1970 AS DOCUMENT 21266213 FOR INGRESS AND EGRESS AND FOR THE PUBLIC UTILITIES, INCLUDING SEWER AND WATER, OVER, UNDER, UPON AND THROUGH THE WEST 30 FEET OF THE NORTH 225 FEET OF THE SOUTH 275.03 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 420 FEET THEREOF AND EXCEPT THE EAST 691 FEET THEREOF) IN COOK COUNTY, ILLINOIS

NOT HOMESTEAD PROPERTY

Subejct to general taxes for the year of 2014 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

TO HAVE AND HOLD said premises as JOINT TENANTS forever.

Dated this 29th Day of October, 2015.

VERTEX RE, INC Ozadoys va mendado	
BY: Kozla as ib allary in Tiro	1
Nataliya Ozadovska, President	1

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

30 Clark I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nataliya Ozadovsky, President of the Corporation who is the Grantor, personally known to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth. by Fedor Kozlov Run attornal conference.

Given under my hand and notarial seal, this 29th day of October, 2015.

"OFFICIAL SEAL" JULIE A BAKER Notary Public, State of Illinois My Commission Expires 10/8/2018

Notary Public

My Commission Expires: