

# UNOFFICIAL COPY

**SPECIAL WARRANTY  
DEED  
(Corporation to individual)  
(Illinois)**

THIS AGREEMENT, made  
this 3<sup>rd</sup> day of MARCH  
2016, between  
**SUNNINGDALE  
VENTURES, INC.**, a  
Maryland Corporation, whose  
address is Executive Plaza II  
Suite 200, 11250 McCormick  
Rd., Hunt Valley, MD 21031, a  
party of the first part, and  
**OLABISI TALABI** whose  
address is

\_\_\_\_\_ ,  
party of the second part,  
WITNESSETH, that the party  
of the first part, for and in  
consideration of Ten Dollars

and other good and valuable consideration the receipt of which is hereby acknowledged 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 his/her/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 11 IN GRANVILLE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE  
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH,  
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Number(s): 20-09-112-019-0000  
Address(es) of real estate: 727 West 50th, Chicago, IL 60609

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. 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/her/their 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 encumbered 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:

- (i) general real estate taxes not yet due and payable;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) applicable zoning and building laws and ordinances;
- (iv) covenants, conditions, restrictions, easements and building lines of record;
- (v) party wall rights

Doc#: 1608456174 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 03/24/2016 11:38 AM Pg: 1 of 3

Dec ID 20160301680068

ST/CO Stamp 1-994-206-784 ST Tax \$35.00 CO Tax \$17.50

City Stamp 0-639-741-504 City Tax: \$367.50

CLERK OF COOK COUNTY  
Office

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PK 2/2


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and agreements, if any; (vi) encroachments; (vii) Intentionally deleted; (viii) the Municipal Code of the City of CHICAGO ; (ix) public and utility easements of record; (x) private easements of record; (xi) leases, licenses, operating agreements, and other agreements affecting the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; (xiii) installments due after closing for assessments levied pursuant to the Declaration, if applicable; (xiv) liens and matters of title over which the title insurance company is willing to insure; and (xv) acts done or suffered by grantee.

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 Senior VP, the day and year first above written.

**SUNNINGDALE VENTURES, INC.**

By:   
Christopher F. Johnson  
Sr. Vice President

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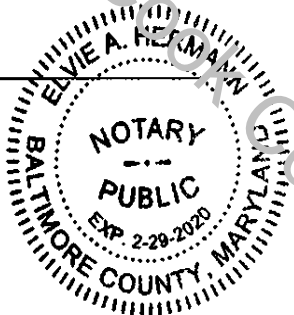
STATE OF MD )  
 ) ss.  
COUNTY of Baltimore

I, Elvie A. Hermann a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher T. Johnson personally known to me to be the S.C.V.P. of **SUNNINGDALE VENTURES, INC.**, a Maryland 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 he/she 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 3<sup>rd</sup> day of March, 2016.

Elvie A. Hermann  
Notary Public

Commission expires \_\_\_\_\_



**Prepared By:**

John J. Voutiritsas, Esq.  
8770 W. BRYN MAWR, SUITE 1300  
CHICAGO, IL 60631

**Send subsequent tax bills to:** and MAIL TO:

OLABISI TALABI  
4601 Whitehall St.  
Algonquin IL 60102

**MAIL TO:**

Mail to:  
Christine Rajan  
Po Box 7007  
Algonquin, IL 60102

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