

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED CORP TO INDIVIDUAL

Mail to:

Esperanza Rivera-Valenzuela, Attorney  
6418 Ogden Ave.  
Berwyn, IL 60402-3775

Subsequent tax bill to:

Leonardo Ledesma  
6024 S. Archer Road, Unit #4,  
Summit, IL 60501

Prepared by:

Catherine Hwa, Attorney  
2300 N. Barrington Rd, Ste 400  
Hoffman Estates, IL 60169

Doc#: 1613257006 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 05/11/2016 08:55 AM Pg: 1 of 3

Dec ID 20160401698953

ST/CO Stamp 0-448-833-856 ST Tax \$33.00 CO Tax \$16.50

C R : /W  
1613257006 LM  
1081

THE GRANTOR: Seller(s), Nanochem Solutions Inc. a corporation created and existing under and by the virtue of the laws of The State of Nevada, and duly authorized to transact business in the State of Nevada and Illinois, of the first part and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, paid in hand, and pursuant to authority given by the President of said corporation, does hereby REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, the property described on Exhibit A attached hereto and made a part hereof, which property is situated in the City of Summit, County of Cook and State of Illinois (the "Property"). The Property hereby conveyed is being conveyed subject to those title exceptions and other matters set forth on Exhibit B attached hereto and made a part hereof.

Grantee, Leonardo Ledesma and Celeste Palma de Ledesma,  
of 4139 Vernon Ave., Brookfield, IL 60513

To have and hold forever as  [Buyer to select option]

tenants in common; or  tenancy by the entirety; or as  joint tenants, and not a tenant in common

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Property with the appurtenances, unto Grantee and its successors and assigns forever.

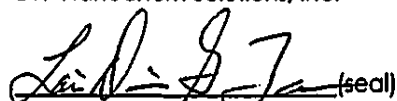
And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND said Property, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but not otherwise, subject to the title exceptions and other matters set forth on Exhibit B attached hereto.

To have and to hold same unto Grantee, and unto Grantee's assigns forever with all buildings and improvements thereon thereunto belonging. This is not homestead property, as Seller is a corporation.

Permanent Index Number: 18-13-303-041-1004 and 18-13-303-041-1026  
Property Address: 6024 S. Archer Road, Unit #4, Summit, IL 60501

Dated this: April 21, 2016.

BY: Nanochem Solutions, Inc.

 (seal)  
Lai-Duien Fan, its authorized signer

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 16PNW002163RM

For APN/Parcel ID(s): 18-13-303-041-1004 and 18-13-303-041-1026

UNIT 6024-4 AND 58 IN SUMMIT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 7 AND 8 IN JALOVEC'S SUBDIVISION BEING A SUBDIVISION OF LOT 7 AND PART OF LOT 8 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN ALGIN MOTOR CORPORATION SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13; TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;


WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 18, 2000 AS DOCUMENT 00357954, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office



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STATE OF ILLINOIS )  
COUNTY OF DuPage )

I, the undersigned, a notary public in and for the County and State aforesaid, do hereby certify that Lai-Duien Fan, one of the authorized signers of Nanochem Solutions, Inc., a Nevada corporation, personally known to me to be the same person whose name is subscribed the foregoing document, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her free and voluntary act as one of the authorized signer on behalf Nanochem Solutions, Inc., and that the said instrument was signed and delivered in the name and on behalf of Nanochem Solutions, Inc., for the uses and purpose therein set forth this 27<sup>th</sup> day of April, 2016.

Commission expires: Nov 14, 2019  Notary Public



REAL ESTATE TRANSFER TAX		10-May-2016	
	COUNTY:		16.50
	ILLINOIS:		33.00
	TOTAL:		49.50

18-13-303-041-1004 | 20160401698953 | 0-448-833-856

Property of Cook County Clerk's Office