

SPECIAL WARRANTY DEED



Doc#: 1619001060 Fee: \$60.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/08/2016 02:35 PM Pg: 1 of 2

THIS INDENTURE, made this 15<sup>th</sup> day of June, 2016 between B G INVESTMENTS INC., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Viamonte Realty, LLC whose address is P.O. Box 5140, Lansing, Illinois 60438, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration 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 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 24 in Block 3 in Merrionette Manor, being a Subdivision in the East 1/2 of the Northeast 1/4 of Section 12, North of the Indian Boundary Line, in Township 37 North, Range 14, East of the Third Principal Meridian, according to the Plat of said Subdivision, recorded in the Recorder's Office of Cook County, Illinois.

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, title, 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 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, 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 incumbered 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: ~~all unpaid~~ general taxes and special assessments and to covenants, conditions, easements and restrictions of record. \* 2015 & thereafter

Permanent Real Estate Index Number(s): 25-12-220-024-0000

Address of real estate: 9724 S. Luella Avenue, Chicago, Illinois 60617

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

B G INVESTMENTS INC. an Illinois corporation,  
By: Bonnie J. Gray  
Bonnie J. Gray, President  
Attest: David R. Gray, Jr.  
David R. Gray, Jr., Secretary

This instrument prepared by: The Law Offices of David R. Gray, Jr., Ltd., 120 North LaSalle Street, Suite 2850, Chicago, Illinois 60602

REAL ESTATE TRANSFER TAX	22-Jun-2016
CHICAGO:	206.25
CTA:	82.50
TOTAL:	288.75 *

25-12-220-024-0000 | 20160401694053 | 0-276-673-856  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	22-Jun-2016
COUNTY:	13.75
ILLINOIS:	27.50
TOTAL:	41.25

25-12-220-024-0000 | 20160401694053 | 1-259-648-320

S N  
P 2  
S N  
SCY A  
INT D

# UNOFFICIAL COPY

MAIL TO: Viamonte Realty, LLC  
 (Name)  
P.O. BOX 5140  
 (Address)  
Waukegan, IL 60038  
 (City, State and Zip)

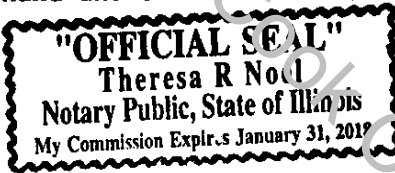
SEND SUBSEQUENT TAX BILLS TO:  
Viamonte Realty, LLC  
 (Name)  
P.O. BOX 5140  
 (Address)  
Waukegan, IL 60038  
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS )  
 ) SS:  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Bonnie J. Gray, personally known to me to be the President of B G INVESTMENT INC., an Illinois corporation, and David R. Gray, Jr., personally known to me to be the Secretary of said 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 as such President and Assistant Secretary, they 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 15<sup>th</sup> day of June, 2016.



Theresa R Noel  
 Notary Public

Box \_\_\_\_\_

SPECIAL WARRANTY DEED  
 Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

County Clerk's Office