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Doc#: 1620104011 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/19/2016 10:16 AM Pg: 1 of 2

WARRANTY DEED
(Corporation to Individual)

THE GRANTOR, **V & T Investment Corporation**, of the City or Village of **Chicago**, County of Cook, State of Illinois for and in consideration of Ten Dollars and other good and valuable consideration (\$10.00), in hand paid, CONVEYS and WARRANTS to, **Robin Gruia**, of **2250 W Addison Street, Unit 2 Chicago, IL 60618**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 63 EXCEPT THAT PART OF SAID LOT 63 LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 63; THENCE SOUTHERLY ALONG A LINE TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 63, SAID POINT BEING 37.35 FEET SOUTHWESTERLY OF THE NORTHEAST CORNER OF LOT 63 IN EDGEBROOK PARK FIRST ADDITION BEING A SUBDIVISION OF PART OF LOT 4 OF THE ASSESSOR'S DIVISION OF LOT 2 IN BILLY CALDWELL'S RESERVE IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1939 AS DOCUMENT NUMBER 12385707 IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 13-04-416-047-0000 /
Commonly known as: **5825 North Louise Avenue, Chicago, IL 60646**

SUBJECT TO: General Real Estate Taxes for the year **2014** and subsequent years, covenants, conditions, and restrictions of record. Grantor is hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

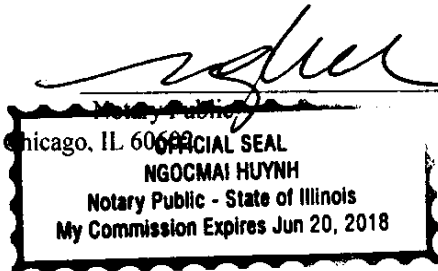
Dated this 30 th day of **June 2016**

[Signature] (SEAL)
Vinh Huynh

State of Illinois)
County of Cook)SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Vinh Huynh, President of V & T Investment Corporation**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and official seal, this 30th day of **June 2016**.
My Commission expires 6/20/2018



This instrument was prepared by John F. Cloutier, 120 W. Madison #1407, Chicago, IL 60606


Tat Bill
MAIL TO: Robin Gruia
5825 N. Louise Ave.
Chicago, IL 60646

FIRST AMERICAN TITLE
FILE # 2753064


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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

 CHICAGO: 01-Jul-2016
 13-04-416-047-0000 | 20160601625020 / 1-572-850-816
 CTA: 2,790.00
 TOTAL: 1,116.00
 3,906.00 *

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

 COUNTY: 01-Jul-2016
 ILLINOIS: 166.00
 13-04-416-047-0000 | 20160601625020 / 1-463-014-720
 TOTAL: 372.00
 538.00