

723970 1/2  
WARRANTY DEED  
(LLC to Individual)  
(Illinois)

UNOFFICIAL COPY



Doc# 1727513033 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/02/2017 12:10 PM PG: 1 OF 4

THIS AGREEMENT, made this 28 day of AUGUST, 2017, between SUNNYSIDE INVESTMENTS 1, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, a company 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 BETH ANN HIRSLEY, an unmarried woman, 2550 W. SUNNYSIDE AVE., UNIT 1, Chicago, Illinois 60625, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 Dollars and 00/100 in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, 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:

UNIT NUMBER 2550-1 IN THE SUNNYSIDE ON ROCKWELL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 22 AND 23 IN BLOCK 18 IN A NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 33 FEET THEREOF) LYING SOUTH OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY RIGHT OF WAY IN SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0733715095; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

ADDRESS: 2550 W. SUNNYSIDE AVE., UNIT 1, CHICAGO, ILLINOIS 60625  
P.I.N.: 13-13-222-035-1004

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, 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, his 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 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: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the UNIT 1 of residential purposes, and general real estate taxes for the year 2017 and subsequent years.

Permanent Real Estate Number(s): 13-13-222-035-1004

Address of Real Estate: 2550 W. SUNNYSIDE AVE., UNIT 1, CHICAGO, ILLINOIS 60625

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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 Manager, the day and year first above written.

SUNNYSIDE INVESTMENTS 1, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY: *Slobodan Eric*  
Its Manager: Slobodan Eric

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W. Devon, Ste. E, Lincolnwood, IL 60712

MAIL TO:  
*BEN HIRSLEY*  
*2550 W. SUNNYSIDE UNIT #1*  
*CHICAGO IL 60625*

SEND SUBSEQUENT BILLS TO:  
*BEN HIRSLEY*  
*2550 W. SUNNYSIDE #1*  
*CHICAGO IL 60625*

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

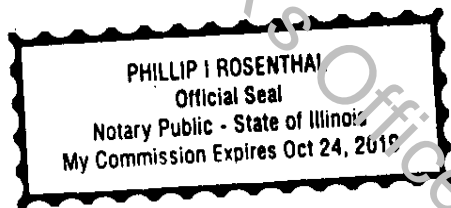
STATE OF ILLINOIS ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Slobodan Eric, is personally known to me to be the Manager as referred to in the body of this deed on and in behalf of SUNNYSIDE INVESTMENTS 1, LLC, an Illinois Limited liability company and personally known to me to be the same persons whose names is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he signed and delivered the said instrument and pursuant to authority, given by the Manager of said limited liability company as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this *28* day of August, 2017.

Notary Public *[Signature]*

My Commission Expires: \_\_\_\_\_



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723970

## REAL ESTATE TRANSFER TAX

26-Sep-2017



**CHICAGO:**

1,875.00

**CTA:**

750.00

**TOTAL:**

2,625.00 \*

13-13-222-035-1004 | 20170901628688 | 2-044-381-120

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

Property of Cook County Clerk's Office

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723970

Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

26-Sep-2017



<b>COUNTY:</b>	125.00
<b>ILLINOIS:</b>	250.00
<b>TOTAL:</b>	375.00

13-13-222-035-1004

| 20170901628688 |

1-694-710-720