

# UNOFFICIAL COPY

Doc#: 1828546038 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/12/2018 09:09 AM Pg: 1 of 3

Dec ID 20180901691118  
ST/CO Stamp 0-325-444-768 ST Tax \$273.00 CO Tax \$136.50

ABOVE SPACE IS FOR RECORDING PURPOSES ONLY

## WARRANTY DEED

Limited Liability Corporation to Individual

THIS AGREEMENT, made this 7<sup>th</sup> day of September 2018, between THE GRANTOR, *Sunway Realty, LLC*, an Illinois Limited Liability 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, a party of the first part, and *Joel Adames*, a married man, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN & 00/100 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 given by Member(s) of said Limited Liability Company, by these presents does REMISE, RELEASE, ALIEN and CONVEY AND WARRANT unto the party of the second part, and to her/his heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

**Commonly known as:** 620 N. Irving Avenue, Hillside, IL 60162  
**Permanent Tax Number:** 15-07-406-015-0000

**Subject only to:** General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use of the property.

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, his heirs and assigns forever.

THIS IS NOT HOMESTEAD PROPERTY.

FIDELITY NATIONAL TITLE

061802 3437

1/2

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IN WITNESS WHEREOF, Seller has signed and sealed this 7<sup>th</sup> day of September 2018.

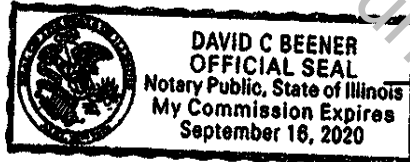
Sunway Realty, LLC.  
An Illinois Limited Liability Company

Woon Lee, solely in his capacity as  
Member/Manager

State of Illinois )  
County of DeKalb ) SS

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WOON LEE, personally known to me to be the Authorized Member/Manager of SUNWAY REALTY, LLC, an Illinois Limited Liability Company, and 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 as such Authorized Member/Manager, he/she signed, sealed and delivered the said instrument pursuant to authority given by the Members/Managers of said Limited Liability Company, as the free and voluntary act of the Authorized Member/Manager, 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 notarial seal, this 7<sup>th</sup> day of September, 2018.



David C. Beener  
Notary Public  
My commission expires: 9/16/2020

**PREPARED BY:**

David C. Beener  
Beener Law, Ltd.  
501 W. Ogden Avenue, Suite 7  
Hinsdale, Illinois 60521-3184

**MAIL TO:**

\_\_\_\_\_  
\_\_\_\_\_  
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**SEND SUBSEQUENT TAX BILLS TO:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## LEGAL DESCRIPTION

LOT 2 IN BLOCK 2 IN VENDLEY AND COMPANY'S THIRD ADDITION TO HILLSIDE ACRES, BEING A SUBDIVISION OF THAT PART OF THE EAST 50 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE RIGHT OF WAY OF THE AURORA, ELGIN AND CHICAGO ELECTRIC RAILROAD, ALSO PART OF THE EAST 7 ACRES OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF BUTTERFIELD ROAD, IN COOK COUNTY, ILLINOIS.

Proprietary Cook County Clerk's Office

Irving  
VILLAGE OF HILLSIDE  
9-25-18 2048  
722164 REAL ESTATE TRANSFER TAX  
15-07-406-015-000

REAL ESTATE TRANSFER TAX	11-Oct-2018
COUNTY:	136.50
ILLINOIS:	273.00
TOTAL:	409.50
15-07-406-015-0000	20180901691118   0-325-414-768