

# UNOFFICIAL COPY



## WARRANTY DEED

Doc#: 0328327192  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 10/10/2003 04:11 PM Pg: 1 of 3

THE GRANTOR, FELIX DIAZ, for and in consideration of TEN AND 00/100 DOLLARS, and other valuable consideration, in hand paid, CONVEYS AND WARRANTS to CAPITAL TAX CORPORATION, a corporation created and existing under the laws of the State of Illinois, 100 N. LaSalle, Suite 1111, Chicago, Illinois 60602, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOT 16 IN BLOCK 14 COBE AND MCKINNON'S 59<sup>TH</sup> STREET AND WESTERN AVENUE SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 19-13-113-036-0000

COMMON STREET ADDRESS: 6046 S. Campbell, Chicago, Illinois 60629

SUBJECT TO: Unpaid general real estate taxes, special assessments and special taxes levied after the date hereof; the rights of all persons claiming by, through or under Purchaser; easements of record; unviolated building, building line and use or occupancy restrictions, conditions and covenants of record and building and zoning laws and ordinances; roads and highways, streets and alleys, if any.

THIS DEED IS IN LIEU OF FORECLOSURE OF A CERTAIN TRUST DEED AND NOTE, SAID TRUST DEED RECORDED IN THE COOK COUNTY RECORDER OF DEEDS OFFICE UNDER DOCUMENT NUMBER

IN WITNESS WHEREOF, said party of the first has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

BY:

  
Felix Diaz



STATEMENT BY GRANTOR AND GRANTEE

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The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 9, 2023

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Timothy T. Balm this 9th day of October, 2023  
Notary Public [Signature]

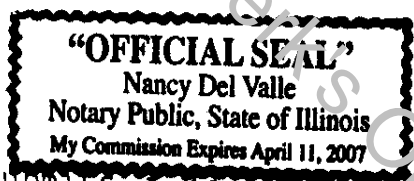


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated October 9, 2023

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Timothy T. Balm this 9th day of October, 2023  
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS