UNOFFICIAL COPY

WARRANTY DEED

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 59TH STREET AND WESTERN AVENUE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 3º NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 19-13-413-036-0000 COMMON STREET ADDRESS: 6046 S. Campoell, 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; reads 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 RECORDED, 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.

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

BY

Felix Di

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State of Illinois)	SS
County of Cook)	

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FELIX DIAZ, 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 and delivered the said instrument pursuant to , as his free and voluntary act, for the uses and purocses therein set forth.

Given under my kand and official seal, this 9th day of September, 2003. OFFICIAL SEAL

Commission Expires

This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To:

CAPITAL TAX CORP CAPITAL TAX CORP 100 D. LASALLE, Ste IIII 100 D. LASALLE, Ste. IIII Chicago, Th. 60602 Chicago, Th. 60602 CASO OFFICE

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STATEMENT BY GRANTOR AND GRANTER

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Granton 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.

Signature:

Subscribed and swo in to before m by the said day of

Notary Public

"OFFICIAL SEAL"

Nancy Del Valle Notary Public, State of Illinois My Commission Expires April 11, 2007

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

Dated October 9

' 'Signature:

Subscribed and evern to before by the said Timpthy T. B by the said this Notary Public

"OFFICIAL SEAL" Nancy Del Valle Notary Public, State of Illinois

My Commission Expires April 11, 2007 Any person who knowingly submits a laise statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class λ 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



EUGENE "GENE" MOORE

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