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SPECIAL WARRANTY DEED

MAIL TO:

Brennan Law Offices, Ltd.
155 N. Michigan, Suite 700
Chicago, Illinois 60601

RECORDING REQUESTED BY:

OS National Title, LLC
2160 Satellite Blvd., Suite 160
Duluth, GA 30097

TAXPAYER ADDRESS:

CMAG Investments, LLC
799 Crandon Blvd., Unit 506
Key Biscayne, Florida 33149



Doc#: 1505018048 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/19/2015 01:55 PM Pg: 1 of 3

THIS INDENTURE made this 12 day of February, 2015 by and between the Grantor, **CESAR LANUZA TERAN***, married to **LILIA GURDIAN DE LANUZA***, and the Grantee, **CMAG INVESTMENTS, 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.

WITNESSETH, the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, hereby bargains, conveys and confirms unto said Grantee, all interest in and to the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THE NORTH 3 FEET OF LOT 41, ALL OF LOTS 42 AND 43, AND THE SOUTH 3 FEET OF LOT 44 IN BLOCK 7 IN CALUMET SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXEMPT FROM TRANSFER TAX PURSUANT TO PARAGRAPH E, SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.



CESAR LANUZA TERAN

***THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR OR HIS SPOUSE.**

SUBJECT TO: All general real estate taxes; all covenants, conditions and restrictions of record; all building lines and easements; and any and all matters and exceptions to title that were caused by Grantee including, without limitation, any mechanics liens placed on the property or other claims caused (directly or indirectly) by actions of the Grantee (collectively, the "Permitted Exceptions.").

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns

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forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and forever agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Index Number: 29-12-110-052-0000.

Address of Real Estate: 331 Prairie Avenue, Calumet City, Illinois 60409.

Dated this 12 day of February, 2015.

CESAR LANUZA TERAN

STATE OF Illinois)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that CESAR LANUZA TERAN, personally known to me to be the 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 the right of homestead.

Given under my hand and official seal, this 12 day of February, 2015.


(Notary Public)

Prepared By: Brennan Law Offices, Ltd., 155 N. Michigan, Suite 700, Chicago, IL 60601.

REAL ESTATE TRANSFER TAX
46390
 Calumet City • City of Homes \$ Exempt

REAL ESTATE TRANSFER TAX		19-Feb-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
29-12-110-052-0000 20150201663962 1-552-645-760		

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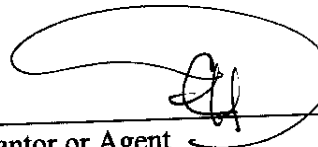
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: 2/12/2015

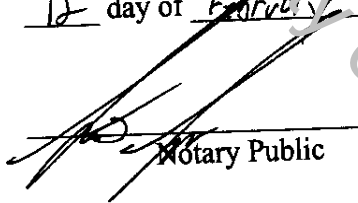
Signature: _____

Grantor or Agent



Subscribed and sworn to before me by the said CESAR LANUZA TERAN this 12 day of February, 2015.





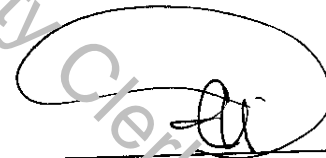
Notary Public

The grantee or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 2/12/2015

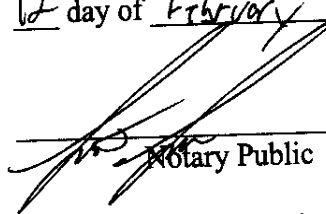
Signature: _____

Grantee or Agent



Subscribed and sworn to before me by the said CESAR LANUZA TERAN this 12 day of February, 2015.





Notary Public

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).