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SPECIAL WARRANTY DEED

MAIL TO:

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

Doc#: 1505018049 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 01:58 PM Pg: 1 of 3

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

THIS INDENTURE made this 12 day of February, 2015 by and between the Grantor, **CESAR LANUZA TERAN***, married to **LELIA 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:



LOT 10 IN THE 2ND ADDITION TO ALSIP WOODS EAST, BEING A SUBDIVISION OF THE EAST ½ OF THE EAST 294 FEET OF LOT 18 (EXCEPT THE SOUTH 100 FEET OF THE WEST 114 FEET THEREOF) AND THE EAST ½ OF THE EAST 294 FEET OF THE WEST 643.761 FEET OF LOT 20 (EXCEPT THE NORTH 321.5 FEET) IN BRAYTON FARMS 3, A SUBDIVISION OF THE NORTH WEST 1/4 (EXCEPT THE WEST 80 ACRES) OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 13, 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.").

REAL ESTATE TRANSFER TAX		19-Feb-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

24-26-102-062-0000 | 20150201663938 | 0-074-759-808

**VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX**

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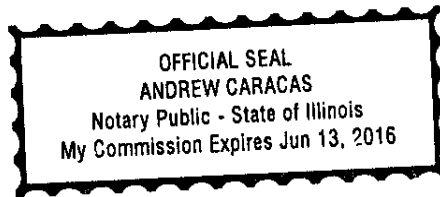
STATEMENT BY GRANTOR AND GRANTEE

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.



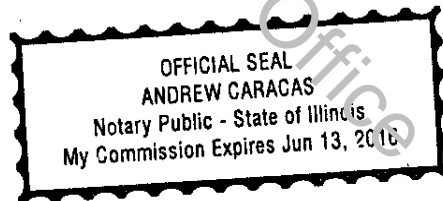
Notary Public

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).

**VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX**