UNOFFICIAL COPY

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, CA 36097

TAXPAYER ACDRESS:

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



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 01:56 PM Pg: 1 of 3

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 ir 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 FAST, 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

1505018049 Page: 2 of 3

UNOFFICIAL COPY

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 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.

of Hinois.
Permanent Index Number. 24-26-102-062-0000.
Address of Real Estate: 12204 Lawndale, Alsip, Illinois 60803.
Dated this 12 day of February, 2015.

- dir

STATE OF Thingis) ss

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.

OFFICIAL SEAL
ANDREW CARACAS
Notary Public - State of Illinois
My Commission Expires Jun 13, 2016

Aday of Fronce, 2015.

OFFICIAL SEAL
ANDREW CARACAS
Notary Public - State of Illinois
My Commission Expires Jun 13, 2016

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

VILLAGE OF ALSIP EXEMPT REAL ESTATE TRANSFER TAX

1505018049 Page: 3 of 3

UNOFFICIAL COPY

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 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.

estate under the laws of the State of Illinois.	
	(H)
Dated: $\frac{2/12}{2015}$ Signature:	Grantor or Agent
Subscribed and swan to before me by	· · · · · · · · · · · · · · · · · · ·
the said <u>CESAR LANUZA TERAN</u> this day of <u>Fibrual</u> , 2015.	OFFICIAL SEAL ANDREW CARACAS
	Notary Public - State of Illinois My Commission Expires Jun 13, 2016
A har nill	
The grantee or his/her agent affirms that, to the bess shown on the Deed or assignment of beneficial interestate in Illinois a partnership authorized to do by Illinois, or other entity recognized as a person and a to real estate under the laws of the State of Illinois.	ed to do business or acquire and hold title to real estate in
Dated: $\frac{2/12/2015}{}$ Signature	re: Grantee or Agent
Subscribed and sworn to before me by the said <u>CESAR LANUZA TERAN</u> this day of <u>Fr. bros</u> , 2015.	OFFICIAL SEAL ANDREW CARACAS Notary Public - State of Illinois My Commission Expires Jun 13, 2016

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.

ctary Public

(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