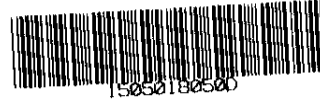


UNOFFICIAL COPY



SPECIAL WARRANTY DEED

MAIL TO:

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

Doc#: 1505018050 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

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 17 day of February, 2015 by and between the Grantor, **CESAR LANUZA***, 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 118 IN TIERRA GRANDE UNIT NO 3, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 35 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

***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.").

02/13/15 POW
City of Country Club Hills
EXEMPT
Real Estate Transfer Stamp

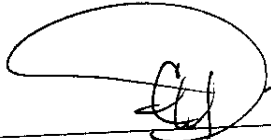
REAL ESTATE TRANSFER TAX		19-Feb-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
31-03-417-003-0000 20150201663982 1-627-356-800		

UNOFFICIAL COPY

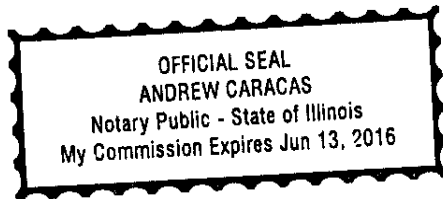
STATEMENT BY GRANTOR AND GRANTEE

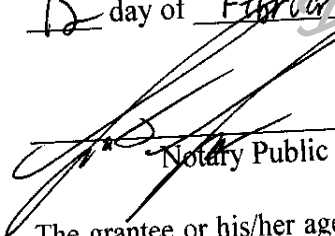
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real 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 this 12 day of February, 2015.



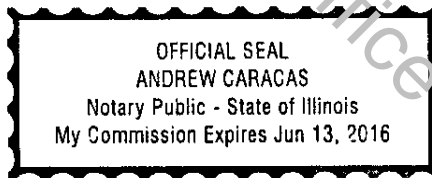

Notary Public

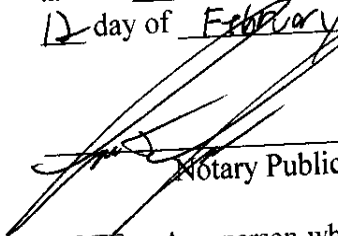
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 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).