

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 1606122038 Fee: \$42.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 03/01/2016 11:03 AM Pg: 1 of 3

THIS SPECIAL WARRANTY DEED, made on this 12th day of November, 2015, by Grantor, **TRAX INVESTMENTS LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois, whose address is 1050 Drop Off Drive Summerville, SC 29483, and Grantee, **DIAZ GROUP, LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois, whose address is 2957 N. Pulaski Road Chicago, IL 60641. Grantor, for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, **BARGAINS, GRANTS, and SELLS** to Grantee, the following described real estate situated in the County of Cook, and all appurtenances thereto, to wit:

(SEE LEGAL DESCRIPTION ATTACHED HERETO & INCORPORATED HEREINAS EXHIBIT "A")

Commonly Known As and P.I.N.:

2143 W. 51st STREET CHICAGO, ILLINOIS 60609

020-07-302-001-0000, 20-07-302-045-0000, 20-07-305-001-0000, 20-07-305-034-0000

SUBJECT TO: General taxes for 2015 and subsequent years, covenants, conditions and restrictions of record, building lines and easements, roads and highways, all conditions set forth in the Title Commitment (Chicago Title Order No. 5257-1500782) or disclosed on the survey (prepared by Community Survey, Inc. and dated November 23, 2015), restrictions imposed by applicable building, zoning and other codes, ordinances, statutes, laws, rules and regulations applicable to the real estate, and Acts done or suffered by Grantee, or those claiming through Grantee.

Grantor covenants as follows: The premises is free from all encumbrances made by Grantor. Grantor will warrant and defend the property hereby conveyed against all lawful claims and demands of all persons claiming by, through, or under Grantor, but against no other persons; and, Grantor currently residing on the subject property, and thus Grantor warrants and represents the subject property is subject to the homestead laws of the State of Illinois and hereby waives and releases all rights thereunder.

IN WITNESS WHEREOF, all Members of **TRAX INVESTMENTS LLC** have affixed their signatures hereto this 12th day of November, 2015.

TRAX INVESTMENTS LLC

By:

Kuhn Equipment Sales Company- as sole Member and Manager of Trax Investments LLC

By: Dallas Kuhn – its President

REAL ESTATE TRANSFER TAX	01-Mar-2016
CHICAGO:	2,625.00
CTA:	1,050.00
TOTAL:	3,675.00

REAL ESTATE TRANSFER TAX	01-Mar-2016
COUNTY:	175.00
ILLINOIS:	350.00
TOTAL:	525.00

20-07-302-001-0000 | 20151201655940 | 0-131-447-360

20-07-302-001-0000 | 20151201655940 | 1-456-634-432

* Total does not include any applicable penalty or interest due.

Chicago Title Insurance Co.
 124 E. Jefferson St.
 Morris, IL 60450

1500782 3

UNOFFICIAL COPY

STATE OF SOUTH CAROLINA)
)
 COUNTY OF BERKELEY) §§

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Dallas Kuhn, personally known to me to be the person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of Trax Investments LLC, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19TH day of November, 2015.



 Notary Public



Future Taxes To And Return This Document To:
DIAZ GROUP, LLC
 2957 N. Pulaski Road
 Chicago, IL 60641

This Instrument Prepared By:
 Jane E. Harris
 Attorney at Law
 P.O. Box 888
 Joliet, IL 60434-0888
 (815) 436-0888

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Order No.: 5257-1500782

For APN/Parcel ID(s): 20-07-302-001-0000, 20-07-302-045-0000, 20-07-305-001-0000 and
20-07-305-034-0000

Parcel 1:

Lots 1, 2, 3, 4, and 5 and the North 1/2 of the vacated alley lying South of and adjoining Lots 1, 2 and 3 aforesaid, in Nutt and Walleck's Subdivision of the West 1/2 of Lots 1 and 4 in the Subdivision of the Southwest 1/4 of Section 7, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 46, 47 and 48 and the South 1/2 of the vacated alley lying North and adjoining said lots and all of vacated 51st Place lying South and adjoining said Lots 46, 47 and 48, in Nutt and Walleck's Subdivision of the West 1/2 of Lots 1 and 4, in the Subdivision of the Southwest 1/4 of Section 7, Township 38 North, Range 14 East of the Third Principal Meridian, (except the West 50 feet thereof), in Cook County, Illinois.

Parcel 3:

The East 475 feet of the West 525 of Lots 5 and 8, in Ingelhart's Subdivision of the Southwest 1/4 of Section 7, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, also known as Lot 57 in the Subdivision of Lots 5 and 8 (except the railroad) of Ingelhart's Subdivision of the Southwest 1/4 of Section 7, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

Lots 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 and 50, in Block 9, in Melton's Addition to Chicago, being a subdivision of Lots 9, 10, 11 and 12, in Ingelhart's Subdivision of the Southwest 1/4 of Section 7, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.