## **UNOFFICIAL COPY**

Doc#. 1634255005 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 12/07/2016 09:27 AM Pg: 1 of 2

Dec ID 20161101686295

ST/CO Stamp 0-567-349-440 ST Tax \$180.00 CO Tax \$90.00

PREPARED BY:

Edward Kusta, P.C. 430 West Boughton Road Bolingbrook, IL 60440

MAIL TAX BILL TQ:

DAISY DIAZ and CARISTIAN M. DIAZ Y136 GAGE ANE LYONS, 11 60534

MAIL RECORDED DEED TO:

DAISY DIAZ and CNRISTIAN M. DIAZ

Chris Kor zward 5832 S. Archer Ave. Linder Ave. Sum

Chicago, IL 600 16

## SPECIAL WARRANTY DEED

THE GRANTOR, C & F PROPERTIES AND INVESTMENTS, LLC, an Illinois Limited Liability Company, of the City of

NAPERVILLE, State of Illinois, a corporation organized and existing under the laws of the State of Illinois, for and in consideration of
Ten Dollars (\$10.00) and other good and value considerations, in hand paid, GRANTS, CONVEYS AND SELLS to DAISY DIAZ
and CIRISTIAN M. DIAZ, wife and husband, in Lyons, Cook, County, 111/2015 all
interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:
DOT AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY
LOT 64 (EXCEPT THE NORTH 25 FEET THEREOT) IN RIVERSIDE ADDITION, BEING EAST 747.68 FEET OF THE WEST
1511.22 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNT /, ILL INOIS.
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ID MOIS.
0,
4
Permanent Index Number(s): 18-01-114-021
Property Address: 4136 GAGE AVE., LYONS, IL 60534
GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has rest done, or suffered to be done,
anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and
that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor subject to: general real
estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and u e or occupancy
restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; day ge ditches, feeders
and drain tile, pipe or other conduit and all other matters of record affecting the property.
Dated this Day of Day of Day. 2016
C & F PROPERTIES AND INVESTMENTS, LLC, an Illinois
Limited Liability Company
By
: STEPHEN R. CARR, MANAGING MEMBER
ATURN 02 - 11
STATE OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that STEPHEN R. CARR, MANAGING MEMBER OF C & F PROPERTIES AND INVESTMENTS, LLC, an Illinois Limited Liability Company, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for

ATG FORM 4079 Ø ATG (2/09)

COUNTY OF WILL

the uses and purposes therein set forth.

FIDELITY NATIONAL TITLE COLO OSCO A FOR USE IN. ALL STATES
Page 1 of 2

1634255005 Page: 2 of 2

## **UNOFFICIAL COPY**

20/ Given under my hand and notarial seal, this 🙎 Day of Notary Public My commission expires: Ons

Real Partie Provided to the Control of the Con Exempt under the provisions of paragraph OFFICIAL SEAL **EDWARD KUSTA** Notary Public - State of Illinois My Commission Expires Jul 17, 2017 120.00 270.00 270.00 170.00 170.00 170.00 170.00 170.00 170.00 170.00 170.00 Copy Office