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NAT
17-220509

UNOFFICIAL COPY

TAX PAYMENTS TO

DIEGO MONTOYA

4345 FAIRFAX

OAK LAWN, IL 60453

And when recorded, please return
this deed.

ARMANDO ALMAZAN

3743 West 26th St

CHICAGO IL 60623

Doc#: 1706708062 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 03/08/2017 09:35 AM Pg: 1 of 2

Dec ID 20170201618404

ST/CO Stamp 1-262-168-768 ST Tax \$210.00 CO Tax \$105.00

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GENERAL WARRANTY DEED

THE GRANTOR(s), JIG LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, of 20687 Settlers Lane, Frankfort, Illinois 60423, County of Will, State of Illinois FOR A VALUABLE CONSIDERATION, in the amount of TEN AND NO/100 DOLLARS (\$10.00), in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and WARRANTS, to **DIEGO MONTOYA AND CESAR MONTOYA-CALDERON**, who are brothers, as Tenants in Common, whose address is 5331 S. Sacramento, Chicago, Illinois 60632, County of Cook, State of Illinois ("GRANTEE(s)") the following described real estate situated in the County of Cook, in the State of Illinois, all right, title, interest and claim to the following legal description:

***BOTH BROTHERS ARE UNMARRIED**

LOT 37 IN LEAHY AND NAGLE'S 111TH STREET SUBDIVISION OF LOTS 61 AND 62 IN LONGWOOD ACRES, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER AND WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 24-15-415-006-0000

Address of Real Estate: 4345 Fairfax Street, Oak Lawn, Illinois 60453

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 WARRANTS and 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.

UNOFFICIAL COPYEXECUTED this day of March 3rd, 2017.

JIG LLC

[Signature]
Authorized Signor

STATE OF ILLINOIS)
COUNTY OF DuPage) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT David Courtright 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 the uses and purposes therein set forth.

Given under my hand and notarial seal, this 3rd day of March, 2017.



[Signature]
Signature of Notary Public

James Rook
Printed Name of Notary

My commission expires on December 22, 2020.

MUNICIPAL TRANSFER STAMP (If Required)

Village of Oak Lawn Real Estate Transfer Tax \$1,000
01717

REAL ESTATE TRANSFER TAX 06-Mar-2017

COUNTY:	105.00
ILLINOIS:	210.00
TOTAL:	315.00

24-15-415-006-0000 | 20170201818404 | 1-262-168-768

NAME & ADDRESS OF PREPARER:
LAW OFFICES OF STANLEY E. NIEW, P.C.
DAVID A. COURTRIGHT
1000 JORIE BOULEVARD, SUITE 206
OAK BROOK, ILLINOIS 60523