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01146-51784 162 km
WARRANTY DEED
Corporation to Individual


Doc#: 1719457045 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/13/2017 09:26 AM Pg: 1 of 3

Dec ID 20170701687232
ST/CO Stamp 1-904-679-360 ST Tax \$200.00 CO Tax \$100.00
City Stamp 0-826-343-872 City Tax: \$2,100.00

This agreement, made this 11th day of July, 2017, between Canaan Land Investments LLC a corporation 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, party of the first part, and Crystal A. and Freddy Rodriguez, of 4420 S. St. Louis Ave, Chicago, IL 60632, as Tenants by the Entirety, Wife and Husband

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

REAL ESTATE TRANSFER TAX		12-Jul-2017	
	COUNTY:	100.00	
	ILLINOIS:	200.00	
	TOTAL:	300.00	
19-35-328-070-0000 20170701687232 1-904-679-360			

REAL ESTATE TRANSFER TAX		12-Jul-2017	
	CHICAGO:	1,500.00	
	CTA:	600.00	
	TOTAL:	2,100.00 *	
19-35-328-070-0000 20170701687232 0-826-343-872			

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

COMMONLY KNOWN AS: 3700 W 86th Street, Chicago, IL 60652

PIN: 19-35-328-070-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2017 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attest by its Secretary, the day and year first above written.

Canaan Land Investments LLC

Name of Corp.

By:

Colleen Anderson

Colleen Anderson, Member

Attest:

Adrienne Anderson

Adrienne Anderson

STATE OF ILLINOIS)
) SS
COUNTY OF) LAKE

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Colleen Anderson, personally known to me to be a member of, Canaan Land Investments LLC, an Illinois Corporation, and Adrienne Anderson, personally known to me to be a member of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11 day of July, 20 17

Commission expires 10/22, 20 17,

Marcela Lara
NOTARY PUBLIC

This instrument prepared by:

Law office of C.A. Weirum
705 E. 116th Street
Suite 201
South Holland, IL 60473

OFFICIAL SEAL
MARCELA LARA
Notary Public - State of Illinois
My Commission Expires Oct 22, 2018

MAIL TO:

Crystal L. Siver, Esq.
1155 Willow Ln.
Northbrook IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Crystal Rodriguez
3700 W. 86th St.
Chicago, IL 60652

Recorder's Office Box No. _____

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ALTA Commitment (6/17/06)

Exhibit A - Legal Description

LOT 137 AND THE EAST 10 FEET OF LOT 138 IN 87TH AND CRAWFORD HIGHLANDS, BEING A SUBDIVISION OF LOTS 1 TO 3 IN HATELY AND BOYER'S RESUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office