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1178632  
WARRANTY DEED  
Statutory (ILLINOIS)

Doc# 1729015065 Fee \$40.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 10/17/2017 02:16 PM PG: 1 OF 2

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630

Above Space for Recorder's use only

THIS AGREEMENT, made this 27<sup>th</sup> day of SEPTEMBER, 2017 between NMZ PROPERTIES LLC, LOMBARD SERIES, an Illinois Limited Liability Company, as GRANTOR, created and existing under and by virtue of the laws of the State of Illinois, with its principal office located at 115 S. Busse Road, Mt. Prospect, IL 60056, and REY D. MONTOYA and JACQUELYN MONTOYA, Husband and Wife, not as Tenants in Common, not as Joint Tenants, but as TENANTS BY THE ENTIRETY of 2538 W. 45th Street, Chicago, IL 60803, in the County of Cook and the State of Illinois, as GRANTEE(S), WITNESSETH that GRANTOR, for and in consideration of Ten and no/100 Dollars (\$10.00), in hand paid by GRANTEE(S), the receipt whereof is acknowledged, and pursuant to the authority given by Members of said GRANTOR, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE(S), FOREVER, all of the following described real estate situated in the County of COOK in the State of ILLINOIS, to wit:

**LOTS 18 AND 19 IN BLOCK 14 IN CHICAGO RIDGE, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number: **24-17-122-010-0000**

Property Address: **10635 LOMBARD AVENUE, CHICAGO RIDGE, IL 60415**

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 thereon, and all the estate, right, title, interest, claim or demand whatsoever, of GRANTOR, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD FOREVER said premises as above described.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those exceptions set forth below:

**SUBJECT TO: (1) All instruments, Covenants, conditions, restrictions, applicable zoning laws, ordinances, and regulations and easements of record. (2) General real estate taxes for the 1st installment of 2017 and subsequent years.**

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