

CMT 17-0860 1/2

# UNOFFICIAL COPY

**PREPARED BY:**

Donald Battaglia  
5543 W. Diversey Ave.  
Chicago, IL 60639

Doc#: 1729208051 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/19/2017 09:25 AM Pg: 1 of 1

**MAIL TAX BILL TO:**

Avangelina Cazares & Delma Coronado  
714 W 95<sup>th</sup> Street  
Chicago, IL 60628

Dec ID 20171001639889  
ST/CO Stamp 0-055-105-472 ST Tax \$173.00 CO Tax \$86.50  
City Stamp 1-457-719-232 City Tax: \$1,816.50

**MAIL RECORDED DEED TO:**

Mark Edison  
1415 W. 22nd Street Tower Floor  
Oak Brook, IL 60523

## SPECIAL WARRANTY DEED

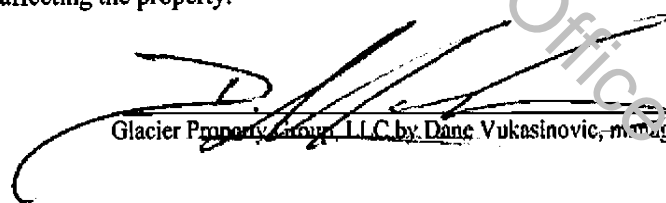
THE GRANTOR, Glacier Property Group, LLC, an Illinois limited liability company for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Avangelina Cazares of the City of Chicago, State of IL, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOT 25 (EXCEPT THAT PART THEREOF TAKEN FOR STREETS) IN BLOCK 6 IN WALDEN AND MULVANE'S SUBDIVISION OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 25-04-324-041-0000  
Property Address: 714 W. 95th Street, Chicago, IL 60628

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not 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 use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches; feeders and drain tile; pipe or other conduit and all other matters of record affecting the property.

Dated this 31 day of August, 2017

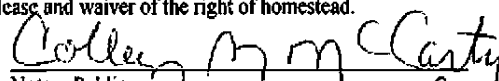
  
Glacier Property Group, LLC by Dane Vukasinovic, managing member

State of Illinois )  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Dane Vukasinovic, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 31 day of August, 2017



  
Notary Public  
My commission expires: 6-21-19