

# UNOFFICIAL COPY

Doc#: 1800306042 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/03/2018 10:19 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

Dec ID 20171201673123  
ST/CO Stamp 1-599-341-600 ST Tax \$152.00 CO Tax \$76.00

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

The above space for recorder's use only

01146-49950 3/4

**THE GRANTOR**, Diplomat Property Manager, LLC, a Delaware Limited Liability Company, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, **CONVEYS** to:

Pedro Sanchez, <sup>LE SINGLE man</sup> the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

ADDRESS OF PROPERTY: 258 Butternut Lane, Streamwood, Illinois 60107

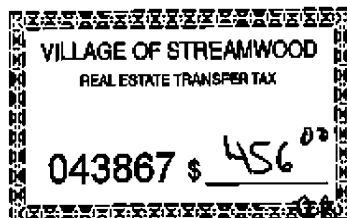
PIN: 06-24-409-031-0000

SUBJECT TO:

Covenants, conditions and restrictions of record, utility easements and general real estate taxes for 2017 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. To have and to hold said premises forever.

Dated this 6th day of December, 2017.



Diplomat Property Manager, LLC by Fay Servicing, LLC as attorney in fact

By:   
Name: Carlos Paz REO Assistant Manager  
Its: Attorney-In-Fact Fay Servicing, LLC

### REAL ESTATE TRANSFER TAX

26-Dec-2017



COUNTY:	76.00
ILLINOIS:	152.00
TOTAL:	228.00

06-24-409-031-0000

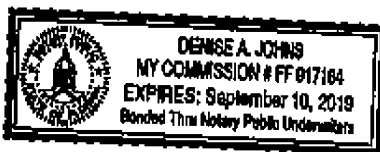
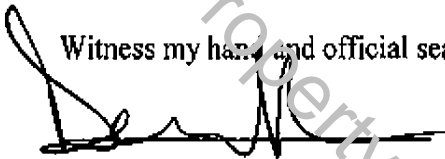
20171201673123 | 1-599-341-600

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COUNTY OF Hillsborough }  
STATE OF Florida } ss.

On the 6th day of December, in the year 2017, before me, the undersigned, personally appeared Carlos Paz, an authorized officer of, or authorized signatory for Diplomat Property Manager, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in their capacity, that by their signature on the instrument, the individual, or the entity upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned.

Witness my hand and official seal.



My commission expires: 9/10/19

This instrument prepared by:  
Michael Goldhirsh, Esq.  
2107 Magnolia Lane  
Highland Park, Illinois 60035

Mail to AND Send Tax Bill to:  
Pedro Sanchez  
258 Butter nut Ln  
Streamwood IL 60107

Cook County Clerk's Office

# UNOFFICIAL COPY

ALTA Commitment (6/17/06)

## COMMITMENT FOR TITLE INSURANCE SCHEDULE A

### Exhibit A - Legal Description

Parcel B258 that Part of Lot 22 in Block 10, in Streamwood Green Unit Three-A, a Subdivision of Part of the Southeast and Southwest quarters of Section 24, Township 41 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof Recorded June 20, 1988 as Document Number 86252761, described as follows: Beginning at the Southeast corner of said Lot 22; thence N89° 55'28" W along the South line of said Lot 22, a distance of 45.31 feet; thence N0°05'36"E, a distance of 57.69 feet; thence S89°48'04"E, a distance of 45.29 feet to a point on the East line of said Lot 22; thence S0°04'32"W along said East lot line a distance of 57.59 feet to the place of beginning, in Cook County, Illinois.

Parcel 2 :

Ingress and Egress easements appurtenant to and for the benefit of Parcel B258 as defined and set forth in the Declaration for Southgate Recorded November 19, 2004 as Document No. 0432449081.

817- 06-24-409-031-0000

Property of Cook County Clerk's Office