

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

MARIA FONSECA
5139 S. NAGLE
CHICAGO, IL 60638

MAIL TAX BILL TO:

Maria Fonseca
5139 S. Nagle Ave.
Chicago, IL 60638

Doc#: 1910013098 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/10/2019 10:25 AM Pg: 1 of 3

Dec ID 20190301635335
ST/CO Stamp 1-626-514-336 ST Tax \$290.00 CO Tax \$145.00
City Stamp 2-138-219-424 City Tax: \$3,045.00

GRANTOR, CVU Homes, LLC, an Illinois limited liability company, 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, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEY and WARRANT to **Maria Fonseca**, A widow of 5425 S. Natchez Avenue, Chicago, IL 60638, to have and to hold the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: **19-07-407-027-0000**
Address of Real Estate: **5139 S. Nagle Ave., Chicago, IL 60638**


and the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, 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 the following:

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

1965T 402017 PK
1 ALL IN
Chicago Title

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 5th day of April, 2019.

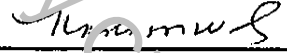


Cynthia Uribe, as Manager of CVU Homes, LLC

STATE OF IL)
) SS
COUNTY OF COOK)

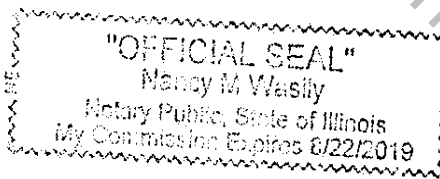
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Cynthia Uribe, as Manager of CVU Homes, LLC**, personally known to me to be a Member/Manager of the company, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Member/Manager, he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5 day of APRIL, 2019.

Commission expires 8-22-19 

Notary Public

PREPARED BY:
James Antonopoulos
Attorney at Law
5045 N. Harlem Ave
Chicago, IL 60656



Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 19GST402017PK

For APN/Parcel ID(s): 19-07-407-027-0000

The South Quarter (1/4) of Lot 57 in First Addition to Bartlett Highlands being a Subdivision of the East Half (1/2) of the Southeast Quarter (1/4) of Section 7, Township 38 North, Range 13 East of the Third Principal meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office