

# UNOFFICIAL COPY

Doc#: 1911508025 Fee: \$50.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/25/2019 09:04 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 19 day of Apr., 2019, between MAPLE REAL ESTATE, 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, party of the first part, and HORACIO LAGUNAS whose address is 4501 W. 135 Street, Crestwood, Illinois, 60445, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the

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receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 35 IN BLOCK 5 IN LINCOLN MANOR BEING A SUBDIVISION OF THE SOUTH 945 FEET OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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, title, 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 heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs 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: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general taxes for the year 2018-1<sup>st</sup> Installment and subsequent years.



Permanent Real Estate Index Number(s): 24-35-305-037-0000  
Address of real estate: 13418 S. Hamlin Avenue, Robbins, Illinois 60472

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Managing Director the day and year first above written.

MAPLE REAL ESTATE, LLC, an Illinois limited liability company

By:   
Jordan A. Gross, Managing Director

This instrument prepared by: Ryan R. Woodward, Esq., 55 W. Monroe Street, Suite 910, Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX		24-Apr-2019	
	COUNTY:	6.00	
	ILLINOIS:	12.00	
	TOTAL:	18.00	
24-35-305-037-0000		20190401650619   1-461-115-808	



VILLAGE OF ROBBINS

Real Estate Transfer Stamp

Date: 4-18-19

\$100.00

1454

# UNOFFICIAL COPY

MAIL TO: Horacio Lagunas  
 (Name)  
8120 W 143 Place  
 (Address)  
Orland Park Illinois 60462  
 (City, State and Zip)

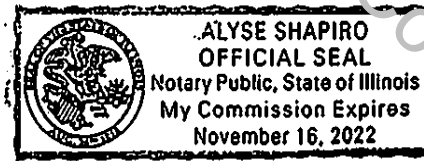
SEND SUBSEQUENT TAX BILLS TO:  
Horacio Lagunas  
 (Name)  
8120 W 143 Place  
 (Address)  
Orland Park Illinois 60462  
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS )  
 ) SS:  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jordan A. Gross, personally known to me to be Managing Director of MAPLE REAL ESTATE, LLC, an Illinois limited liability company, and 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 he signed and delivered the said instrument pursuant to authority, as his 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 16 day of April, 2019.



Alyse Shapiro  
 Notary Public

Box _____	<b>SPECIAL WARRANTY DEED</b>	Limited Liability Company to Individual	MAPLE REAL ESTATE, LLC 55 W. MONROE STREET, SUITE 910 CHICAGO, ILLINOIS 60603	TO HORACIO LAGUNAS	ADDRESS OF PROPERTY: 13418 S. HAMLIN AVENUE ROBBINS, ILLINOIS 60472	MAIL TO:
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