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PREPARED BY:

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Doc#: 2033462039 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/01/2020 07:47 AM Pg: 1 of 2

Dec ID 20201001644787
ST/CO Stamp 2-135-067-616 ST Tax \$144.50 CO Tax \$72.25
City Stamp 1-737-477-088 City Tax: \$1,517.25

WARRANTY DEED

THIS AGREEMENT is made this 30th day of October of 2020, between ROSA E. DIAZ, in official capacity as the Trustee of THE DIAZ FAMILY TRUST, DATED 11-09-2015, with an address of 4730 N. Kenneth Ave., Unit 3G, Chicago, IL 60630 ("GRANTOR"), and CARLOS ESTRADA AMADOR, a single man, with an address of 2832 N. Hamlin Ave., Apt. 1, Chicago, IL 60618, ("GRANTEE").

WITNESSETH: The GRANTOR in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00), receipt whereof is hereby acknowledged, does hereby convey, unto GRANTEE, in fee simple by way of Warranty Deed, the following described real estate in Cook County, State of Illinois:

Legal Description:

- Unit 3-G together with an undivided percent interest in the common elements in Mayfair Terrace Condominium as Delineated and defined in the Declaration Recorded as Document No. 19624105, in the Northwest Quarter of Section 15, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Numbers: 13-15-105-040-1023

Common Address of Real Estate: 4730 N. Kenneth Ave., Unit 3G, Chicago IL 60630

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, certain unrecorded license agreements and railroad rights of way, if any, reservations, easements and rights, and (8) acts done or suffered by GRANTEE, or anyone claiming, by, through, or under GRANTEE.

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

