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PREPARED BY:

Richard Velázquez Velázquez Law Group LLC 1311 W. 33rd St. Chicago, IL 60608 962396 %

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 DLA 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, IJ. 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 erecat 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 assession its for improvements not vet 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) runlic, 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.

> 700 E. Diehl Road, Suite 180 Naperville, IL 69563

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IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal the day and year first above written.

GRANTOR:

CAPACITY AS TRUSTEE AND AUTHORIZED AGENT OF:

THE DIAZ FAMILY TRUST, DATED 11-09-2015

State of Illing's) SS County of Cook

I, the undersigned, a No.20 Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROSA E. DIAZ, personally known to me to be the Trustee and Authorized Agent of THE DIAZ FAMILY TRUST, DATED 11-09-2015, and whose name is subscribed to the foregoing instrument, caused her signature to be affixed to said instrument, as her free and voluntary act in furtherance of the wishes of THE DEAZ FAMILY TRUST, DATED 11-09-2015, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if

Given under my hand and official seal, this 30th day of October 2020.

AFTER RECORDING MAIL TO:

Frank Rodriguez, Esq.

Law Office of Frank Rothtguez

2653 North Milwaukee Avenue, 2nd Fl-

Chicago, Illinois 60647

Carlos Estrada Amedor 1730 N. Kennith Ave hart 3G Unicego, K 60430

SEND SUBSEQUENT TAX BILLS TO:

Carlos Estrada Amador

4730 N. Kenneth Ave., Unit 3G.

Chicago, IL 60630

05-Nov-2020 REAL ESTATE TRANSFER TAX 72.25 COUNTY: ILLINOIS: 144.50 216.75 TOTAL: 20201001644787 | 2-135-067-616 13-15-105-040-1023

REAL ESTATE TRANSFER TAX		05-Nov-2020
	CHICAGO:	1,083.75
	CTA:	433.50
	TOTAL:	1,517.25 *
13-15-105-040-1023	20201001644787	1-737-477-088

Total does not include any applicable penalty or interest due.