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Doc#: 2106307009 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/04/2021 07:10 AM Pg: 1 of 3

Dec ID 20210201639980
ST/CO Stamp 0-365-409-296 ST Tax \$5.00 CO Tax \$2.50
City Stamp 2-034-463-760 City Tax: \$52.50

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**Recording Cover Page
Fidelity National Title
Special Warranty Deed
SC20036812**

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SPECIAL WARRANTY DEED

(Illinois)

THIS AGREEMENT, made this 21st day of September, 2020, between SouthSide, LLC, party of the first part, and Mayra Helen Diaz-Fernandez and Francisco Cruz ~~entity~~, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$5,000 Dollars in hand paid by the party of the second part, the receipt where of is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

As joint tenants with rights of survivorship

LOT 41 IN BLOCK 8 IN ASHLAND, A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE NORTH 33 FEET OF THE SOUTH 1/4 THEREOF, IN COOK COUNTY, ILLINOIS.

PIN: 20-18-215-007-0000

Commonly known as: 5617 S. Marshfield, Chicago, IL 60636

FIDELITY NATIONAL TITLE

SC 20036812

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Office

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 in claim and same, by, through, or under it, it WILL WARRANT AND DEFEND, subject to the permitted exceptions on the attached Exhibit A.

