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Doc#: 2109218266 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/02/2021 01:40 PM Pg: 1 of 3

WARRANTY DEED Corporation to Individual

Dec ID 20210101611676
ST/CO Stamp 0-326-758-416 ST Tax \$310.00 CO Tax \$155.00

This agreement, made this , January, 2021, between MAAD Properties Corp. a corporation 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 Jesus Buendia Garcia, *AN UNMARRIED MAN*

party of the second part, of 5402 West 22nd Place, Cicero, Illinois, in fee simple title, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit


LEGAL DESCRIPTION ATTACHED

COMMONLY KNOWN AS: 1911 South 49th Avenue, Cicero, IL 60804

PIN: 16-21-422-006-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2021 and subsequent years.

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, tide, 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/her/their heirs and assigns forever.

T O W N O F C O O K	Town of Cicero	Address: 1911 54 TH AVE Date: 01/20/2021 Stamp #: 2021-7427 By: mgp008	Real Estate Transfer Tax \$3,099.00 Payment Type: Credit Compliance #: 2020-H24-CZLM
			

FIDELITY NATIONAL TITLE

5820052419
PO 6
284

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attest by its Secretary, the day and year first above written.

MAAD Properties Corp.
Name of Corp.

By: Maria M. Hernandez
Its President

By: Adrian Najera Jr.
Its Secretary

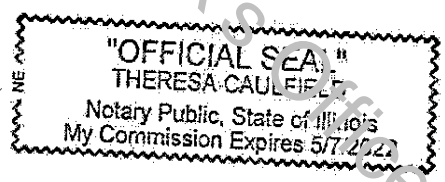
STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Maria M. Hernandez, personally known to me to be the President of, MAAD Properties Corp., an Illinois Corporation, and Adrian Najera, Jr., personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of January, 20 21

Commission expires May 7, 20 22

[Signature]
NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY
Laurence M Cohen
Law Offices of Laurence M. Cohen, P.C.
1033 W. Golf Road
Hoffman Estates, IL 60169

MAIL TO:

Law Office of Anthony V. Panzica
2510 W. Irving Park Road
Unit B
Chicago, IL 60618



SEND SUBSEQUENT TAX BILLS TO:
GRANTEES ADDRESS
Mr. Jesus Buendia-Garcia
1911 South 49th Avenue
Cicero, IL 60804

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EXHIBIT "A" Legal Description

LOT 35 IN BLOCK 2 IN ELAINE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR STREETS) IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		25-Jan-2021	
		COUNTY:	155.00
		ILLINOIS:	310.00
		TOTAL:	465.00
16-21-422-006-0000		20210101611676 0-326-758-416	

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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