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CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/20/2024 10:54 AM
PAGE: 1 OF 3

SPECIAL WARRANTY DEED

Statutory (Illinois)

Caution: Consult a lawyer before using or acting under this form. Neither the publisher nor the Seller of this form makes any warranty with respect thereto, including any warranty or merchantability or fitness for a particular purpose.

The Grantor, CSMA SFR HOLDINGS II-LSE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, having its principal office at 1850 PARKWAY PLACE, SUITE 900, MARIETTA, GEORGIA for and in consideration of the sum of Ten and 00/100s (\$10.00) Dollars, and other good and valuable considerations in hand paid, the receipt whereof is hereby acknowledged, by these presents does CONVEY and SPECIALLY WARRANT** unto Grantee, JOSE E. DIAZ, married man and MARIA R. DIAZ, married woman of 3507 WEST 61st STREET, CHICAGO, ILLINOIS 60629, all interest in the following described Real Estate situated in the County of COOK, in the State of ILLINOIS, to wit:

See attached Legal Description.

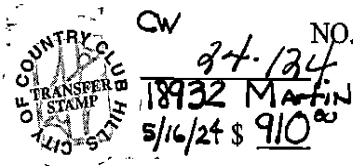
(Strike Inapplicable)

- ~~1. As Tenants In Common~~
- ~~2. Not as Tenants in Common, but as Joint Tenants~~
3. Not as Joint Tenants, Not as Tenants In Common, but as Tenants By The Entirety Forever
- ~~4. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises (As Tenants In Common)(Not As Tenants in Common, but in JOINT TENANCY)(Not as Joint Tenants, Not as Tenants In Common, but as Tenants By The Entirety), forever.~~

Permanent Real Estate Index Number: 31-03-312-025-0000

Address of Real Estate: 18932 MARTIN COURT, COUNTRY CLUB HILLS, ILLINOIS 60478

In Witness Whereof, said Grantor, has executed this Special Warranty Deed as of this the 15 day of April, 2024.



CSMA SFR HOLDINGS II-LSE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: Ronald R Crawford II
RONALD R. CRAWFORD II

Its: Authorized Signatory

REAL ESTATE TRANSFER TAX		20-May-2024
COUNTY:	ILLINOIS:	90.75
TOTAL:		181.50
		272.25

31-03-312-025-0000 | 20240501606089 | 1-369-744-688

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STATE OF GEORGIA
COUNTY OF COBB

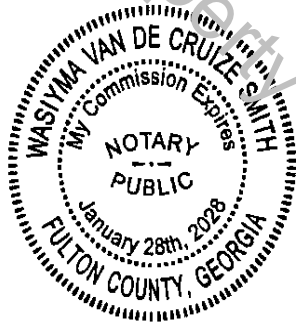
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that RONALD R. CRAWFORD II personally known to me to be the authorized signatory of CSMA SFR HOLDINGS II-LSE, LLC, a Delaware limited liability company, signed and delivered the said instrument, as his/her/their free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of April, 20 24.

Wasiyma Van De Cruize Smith
NOTARY PUBLIC

IMPRESS
NOTARIAL SEAL
HERE

Commission expires: 1/28/28



Property of Cook County Clerk's Office

MAIL TO:

Jose E. Diaz
18932 Martin Court
Country Club Hills, IL 60478

SEND SUBSEQUENT TAX BILLS TO:

JOSE E. DIAZ
MARIA R. DIAZ
18932 MARTIN COURT
COUNTRY CLUB HILLS, ILLINOIS 60478

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LEGAL DESCRIPTION

Of premises commonly known as: 18932 MARTIN COURT, COUNTRY CLUB HILLS, ILLINOIS 60478

LOT 163 IN COUNTRY CLUB HILLS UNIT NO. 7, A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ (EXCEPT THE SOUTH 2 RODS OF THE WEST 8 RODS AND EXCEPT THE EAST 50 FEET THEREOF) OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1959 AS DOCUMENT NO. 17495223 IN COOK COUNTY, ILLINOIS.

**The Grantor hereby covenants that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises until the said Grantee and unto the Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

Subject to: covenants, conditions, and restrictions of record, building lines and easements, zoning ordinances, if any, general real estate taxes not due and payable at the time of closing, and any items mentioned in the contract.