

# UNOFFICIAL COPY

Doc#. 1627028015 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/26/2016 09:39 AM Pg: 1 of 4

## WARRANTY DEED

Individuals to Individual

DEED IN TRUST

### After Recording Mail to:

Patrick J. Powers  
Attorney at Law  
100 North La Salle St. - Ste. 1500  
Chicago, IL 60602

Dec ID 20160901658486  
ST/CO Stamp 1-094-485-824 ST Tax \$1,250.00 CO Tax  
City Stamp 0-315-926-336 City Tax: \$13,125.00

### Name & Address of Taxpayer:

Ms. Joni S. Williams  
2340 W. Ohio Street  
Chicago, IL 60612

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## WARRANTY DEED

THE GRANTORS, **Vijay A. Murugappan and Nisha Vijay**, husband and wife, whose address is 13889 Countrybrook Drive, Frisco, Texas 75025, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to the GRANTEE, **Joni S. Williams**, As Trustee of the **Joni S. Williams Living Trust Dated March 26, 2014**, whose address is 2340 W. Ohio Street, Chicago, IL 60612, of the County of Cook, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**Legal Description:** See Exhibit A attached hereto and incorporated by reference herein

**PIN:** 17-07-113-014-0000

**Common Address:** 2340 W. Ohio Street, Chicago, IL 60612

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 12th day of September, 2016

**STEWART TITLE**  
800 E. Diehl Road  
Suite 190  
Naperville, IL 60563

Signature Pages Attached For

**Vijay A. Murugappan and**  
**Nisha Vijay**

# UNOFFICIAL COPY

SIGNATURE PAGE 1 FOR SALE OF:

**Common Address:** 2340 W. Ohio Street, Chicago, IL 60612  
**PIN:** 17-07-113-014-0000



\_\_\_\_\_  
Vijay A. Murugappan

STATE OF ILLINOIS            )  
  )SS  
COUNTY OF COOK            )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **Vijay A. Murugappan**, married to **Nisha Vijay**, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the foregoing instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my name and notarial seal this 12 day of September, 2016.




NOTARY SEAL HERE

  
\_\_\_\_\_  
Notary Public

My commission expires: 2/2/20

REAL ESTATE TRANSFER TAX		22-Sep-2016
	COUNTY:	625.00
	ILLINOIS:	1,250.00
	TOTAL:	1,875.00
17-07-113-014-0000   20160901656486   1-094-485-824		


REAL ESTATE TRANSFER TAX		22-Sep-2016
	CHICAGO:	8,375.00
	CTA:	3,750.00
	TOTAL:	13,125.00 *
17-07-113-014-0000   20160901656486   0-315-926-336		
* Total does not include any applicable penalty or interest due.		

# UNOFFICIAL COPY

SIGNATURE PAGE 2 FOR SALE OF:

**Common Address:** 2340 W. Ohio Street, Chicago, IL 60612

**PIN:** 17-07-113-014-0000

  
\_\_\_\_\_  
Nisha Vijay

STATE OF TEXAS                    )  
  )SS  
COUNTY OF Collin                    )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Nisha Vijay, married to Vijay A. Murugappan, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the foregoing instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my name and notarial seal this 13 day of September, 2016.



Notary Public

NOTARY SEAL HERE

My commission expires: 15 June 2020



**NAME AND ADDRESS OF PREPARER:**

Jeffrey M. Weston  
Attorney at Law  
900 Skokie Blvd. - Suite 135  
Northbrook, IL 60062

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## EXHIBIT A

### LEGAL DESCRIPTION:

LOT 61 IN HOPKINS' SUBDIVISION OF BLOCK 9 IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-07-113-014-0000

Property Address: 2340 West Ohio Street, Chicago, IL 60612

**SUBJECT TO:** general real estate taxes for 2016 and subsequent years not yet due and payable; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants, conditions and restrictions of record; acts done or suffered by or through the grantor(s).

Property of Cook County Clerk's Office