# 1804 UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois)

Mail To:

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This document prepared by: Estela R. Unzueta Unzueta Lav. Group, P.C. 115 West Main Street Bensenville, IL 60106



,Doc# 1832008079 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREH A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/16/2018 02:34 PM PG: 1 OF 3

The Grantors, JOSE L. PEDRAZA AND ADRIANA CHAVEZ NOW KNOWN AS ADRIANA PEDRAZA, husband and wife, of the City of McKinney, County of Collin, State of Texas for and in consideration of ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and warrants to Grantee, MARQUETTE BANK, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED A PRIL 6, 2018 AND KNOWN AS TRUST NUMBER 30115, of the City of Chicago, County of Cook, State of Illinois the following described real estate situated in the County of Cook, in the State of Illinois, to wit.

LOT 252 IN SCOTTSDALE SECOND ADDITION, A RESUBDIVISION OF LOTS 1 AND 2 (EXCEPT THE WEST 33 FLET OF SAID LOTS 1 AND 2) OF THE SUBDIVISION OF LOT 4 OF ASSESSOR'S DIVISION OF SECTION 34 TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PLINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Hereby releasing and waiving all rights under and by virtue of the Homester. Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index Number:

19-34-324-007-0000

Address of Real Estate:

8357 South Knox Avenue, Chicago, Illinois 60652

SUBJECT TO:

Covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Grantee herein is prohibited from conveying captioned property for sale price for a period of 30 days from the date of closing. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$102,000 until 90 days from the closing date. These restrictions shall run with the land and are not personal to Grantee.

COOK COUNTY RECORDER 118 N. CLARK, ROOM 120, CHICAGO, ILLINOIS 60602

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### **UNOFFICIAL COPY**

Dated this 9 day of No No	mbe/, 2018.		
Q		12/2	
Adriana Chaves now known	as Jose L. Pedraz	3	
Adriana Pedraza	us 100,100,100,102	u.	
STATE OF 1495	)		
Callin	) ss		
COUNTY OF	)	v	
STATE OF TAYS  COUNTY OF SOUND  I, the undersigned, a Notary Publication of the supplies of th	lie in and for anid County	in the Suns of Fetgs	DO HEBERY
CERTIFY that ADRIANA CHAYEZ NO	IN MINING TO SAID COUNTY,	NA PEDRAZA nersonally kno	DO HEREBY
the same person whose name (s)he subsci	ribed to the foregoing instr	rument, appeared before me this	s day in person.
and acknowledged that (s)he signed seale	ed and delivered the said in	nstrument as his her free and vo	oluntary act, for
the uses and purposes therein set forth, inc	luding the release and waiv	<del>-</del>	
Given under my hand an	d official seal, this	day of _ <i>Novembe</i>	<u>/, 2018.</u>
My Commission expires	00/16/202	4	- · ·
SONNY PATTERSON		- to Herry	
MOTARY PUBLIC STATE OF TEXAS		7 57 0 000	Matomy Dukilla
MY COMM. EXP. 6/16/2021			Notary Public
NOTARY ID 12945272-3	70	X.	
Talenen	` (		
STATE OF 1995	)		
Collin	) ss		
COUNTY OF COUNTY	)		
I, the undersigned, a Notary Publ	lic in and for said County.	in the State of Tetas	DO HEREBY
CERTIFY that JOSE L. PEDRAZA, pers	sonally known to me to be	the same person whose pame (	shesubscribed
to the foregoing instrument, appeared before	re me this day in person, a	nd acknowledged that (whe sig	ned, sealed and
delivered the said instrument as the her fre the release and waiver of the right of home		e uses and purposes therein ser	orth, including
the resease and warver of the right of notice	sicau.	W) - el m. 1	C
Given under my hand and	d official scal, this	_day of Novemb	E/ , 2018.
My Commission expires	06/16/20	e/	
	1/	2 Hotom	
		27/0/000	
			Notary. Public:
Mail Future Tax Bills to:	graftmaniahhhhhhhmaniamaheen energ	-parametrican	
	SONNY PATTE		
ND HOSE # 2010	NOTARY PUBLIC STA MY COMM. EXP. (		
NB Trust # 30115 8357 S. Knox Are	NOTARY ID 129	<u>c</u>	
1.01.05	t	<del></del>	

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### **UNOFFICIAL COPY**

# COOK COUNTY CORDER OF DEED' RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

REAL ESTATE	TRANSFER	TAX	14-Nov-2018
		COUNTY:	42.50
	(35.)	ILLINOIS:	85.00
		TOTAL:	127.50
19-34-324	L-007-0000	20181101633465	1 404 787 872

REAL ESTATE TRANSFER TAX		14-Nov-2018
	CHICAGO:	637.50
	CTA:	255.00
	TOTAL:	892.50 *
10 34 324 007 0000	20181101633465	0-078-832-288

<sup>\*</sup> Total does not include any applicable penalty or interest due.