

18046153


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**WARRANTY DEED  
Statutory (Illinois)**

Mail To:

**USI**

This document prepared by:  
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115 West Main Street  
Bensenville, IL 60106



\*1832008079D\*

Doc# 1832008079 Fee \$42.00

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

KAREN 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 APRIL 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 FEET 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 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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 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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Dated this 9 day of November, 2018.

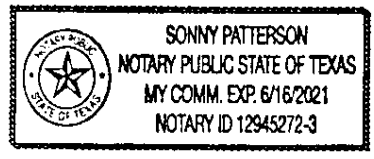
[Signature]  
Adriana Chavez now known as Jose L. Pedraza  
Adriana Pedraza

STATE OF Texas )  
COUNTY OF Collin ) ss

I, the undersigned, a Notary Public in and for said County, in the State of Texas, DO HEREBY CERTIFY that **ADRIANA CHAVEZ NOW KNOWN AS ADRIANA PEDRAZA**, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/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 hand and official seal, this 9 day of November, 2018.

My Commission expires 06/16/2021



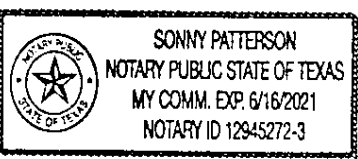
[Signature]  
Notary Public

STATE OF Texas )  
COUNTY OF Collin ) ss

I, the undersigned, a Notary Public in and for said County, in the State of Texas, DO HEREBY CERTIFY that **JOSE L. PEDRAZA**, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/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 hand and official seal, this 9 day of November, 2018.

My Commission expires 06/16/2021



[Signature]  
Notary Public

**Mail Future Tax Bills to:**

MB Trust # 30115  
8357 S. Knox Ave  
Chgo IL 60652

# UNOFFICIAL COPY

**COOK COUNTY  
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

**REAL ESTATE TRANSFER TAX** 14-Nov-2018



COUNTY:	42.50
ILLINOIS:	85.00
TOTAL:	127.50

19-34-324-007-0000 | 20181101633465 | 1-404-787-872

**REAL ESTATE TRANSFER TAX** 14-Nov-2018



CHICAGO:	637.50
CTA:	255.00
TOTAL:	892.50

19-34-324-007-0000 | 20181101633465 | 0-078-832-288

\* Total does not include any applicable penalty or interest due.