

UNOFFICIAL COPY

Doc#: 1910757040 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/17/2019 09:45 AM Pg: 1 of 3

Dec ID 20190401644843
ST/CO Stamp 0-537-217-952 ST Tax \$160.00 CO Tax \$80.00

19 GST 086215 RM
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Alberto E Martinez
1633 Cuyler Ave.
Berwyn, IL 60402

(The Above Space for Recorder's Use Only)

THE GRANTOR Alberto E Martinez, A widower, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to TNT Property Group LLC, a LLC 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 of 213 Crest View Ave, Elmhurst, IL 60126, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 16-20-301-013


Property Address: 1633 Cuyler Ave., Berwyn, IL 60402

SUBJECT TO: Covenants, conditions and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use enjoyment of the Real Estate: and general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 12 day of APRIL, 2019.

ALBERTO E. MARTINEZ
Alberto E Martinez

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
CP #1600 4-15-19
COLLECTOR'S OFFICE

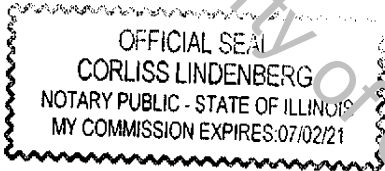
UNOFFICIAL COPY

STATE OF Illinois)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alberto E Martinez 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 in the 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 hand and notarial seal, this 12th day of April, 2019.

Corliss Lindenberg
Notary Public



THIS INSTRUMENT PREPARED BY
Gardi & Haight, Ltd.
939 Plum Grove Road, Suite C
Schaumburg, IL 60173

MAIL TO:

Law Office of Ronald Serpico
1807 N. Broadway
Melrose Park, IL 60160

SEND SUBSEQUENT TAX BILLS TO:

TNT Property Group LLC
1633 Cuyler Ave.
Berwyn, IL 60402

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

Lot 21 in Block 3 of W.A. Bond & Company's Second Douglas Park "L" Addition, being a Subdivision of Lots 2 and 3 of The Circuit Court Partition of the West 1/2 of The Southwest 1/4 and 1/2 of The Northwest 1/4 of Section 20, Township 39 North, Range 13, East of The Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 16-20-301-013

Property Address: 1633 Cuyler Ave., Berwyn, IL 60402

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 45 days from 4/12/2019. After this 45 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$192,000 until 90 days from 4/12/2019. These restrictions shall run with the land and are not personal to the Grantee.