



\*2001741047\*

Doc# 2001741047 Fee \$88.00

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

EDHARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/17/2020 11:56 AM PG: 1 OF 5

734168

WARRANTY DEED  
ILLINOIS STATUTORY

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

THE GRANTOR(S)

**Tom V Mathai, a divorced man**

of the City of Chicago, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

**Markettrace Property Services, LLC**

of 2258 N Kimball Ave, Chicago IL 60647, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

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.

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

Permanent Real Estate Index Number(s): 13-14-303-034-0000

Address(es) of Real Estate: 4312 N Hamlin Ave, Chicago, IL 60618

Dated this 13 day of January, 2020.

Tom V Mathai

S Y  
P 5  
S —  
M —  
SC Y  
E —  
INT JH

# UNOFFICIAL COPY

STATE OF Illinois COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Tom V. Mathai, a divorced man

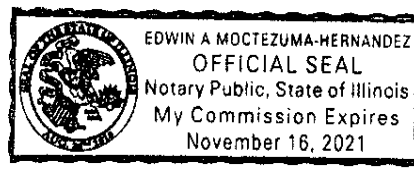
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposwes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 13<sup>th</sup> day of January, 2020.

[Signature] (Notary Public)

Prepared by:

Jimmy Vachachira Esq.  
834 E Rand Road, Suite 3  
Mount Prospect, IL 60056



Mail to:

Markettrade Property Services, LLC  
2258 N Kimball Ave  
Chicago IL 60647

Name and Address of Taxpayer:

Markettrade Property Services LLC  
2258 N Kimball Ave  
Chicago IL 60647

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

LOT 33 AND THE NORTH 14 OF LOT 32 IN BLOCK 4 IN WILLIAM B. WALKER'S SUBDIVISION OF BLOCKS 1 TO 31 INCLUSIVE OF W.B. WALKER'S ADDITION TO CHICAGO, IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

*Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from January 13, 2020. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$ 228,000.00 until 90 days from January 13, 2020. These restrictions shall run with the land and are not personal to the Grantee.*

PROPERTY of Cook County Clerk's Office

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

14-Jan-2020



<b>CHICAGO:</b>	1,425.00
<b>CTA:</b>	570.00
<b>TOTAL:</b>	1,995.00 *

13-14-303-034-0000 | 20200101689712 | 0-485-032-800

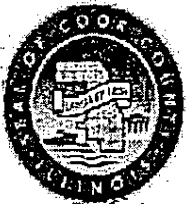
\* Total does not include any applicable penalty or interest due.

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

14-Jan-2020



<b>COUNTY:</b>	95.00
<b>ILLINOIS:</b>	190.00
<b>TOTAL:</b>	285.00

13-14-303-034-0000

| 20200101689712 | 1-909-203-808