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WARRANTY DEED



Doc# 2002922002 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/29/2020 09:16 AM PG: 1 OF 3

FIRST AMERICAN TITLE
FILE # 3002981

1 of 2

THIS INDENTURE WITNESSETH, that the Grantor Martin-Guzman-Vasquez, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant to CTM INVESTMENT CO., Grantee, whose mailing address is 1929 E. 173rd Pl, South Holland, IL Illinois, the following described real estate situated in the City of Chicago, County of Cook, and 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; Building Violation case in the Circuit Court of Cook County, Illinois, Case No. 15M1401468, by City of Chicago vs. Martin Guzman; and general real estate taxes not due and payable at the time of Closing.

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

****NOT A HOMESTEAD PROPERTY****

Property Address: 8604 S. Ada St. Chicago, IL 60620

PIN: 20-32-327-015-0000

DATED THIS 24th DAY OF January 2020.

Martin Guzman

Martin-Guzman-Vasquez

REAL ESTATE TRANSFER TAX		28-Jan-2020
CHICAGO:		510.00
CTA:		204.00
TOTAL:		714.00

20-32-327-015-0000 | 20200101699791 | 1-191-471-968

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

REAL ESTATE TRANSFER TAX		28-Jan-2020
COUNTY:		34.00
ILLINOIS:		68.00
TOTAL:		102.00

20-32-327-015-0000 | 20200101699791 | 0-763-210-592

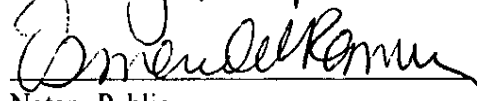
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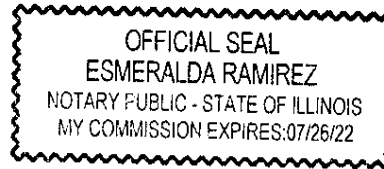
State of Illinois)
) SS:
County of COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Martin-Guzman-Vasquez, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the purposes therein set forth.

GIVEN under my hand and official seal, this 24 day of January, 2020.


Notary Public

This document prepared by:
Law Offices of Ian B. Hoffenberg LLC
123 N Wacker Dr., #1600
Chicago, IL 60606



After recording return to:

CTM Investment Co.
1929 E. 173rd Pl
South Holland, IL 60473

Send future tax bills to:

CTM Investment Co.
1929 E. 173rd Pl.
South Holland, IL 60473

Property of Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 2 OF BLOCK 4 IN THE RESUBDIVISION OF LOTS 1 TO 17, INCLUSIVE, AND LOTS 28 TO 44, INCLUSIVE IN BAKER AND BUTLER'S RESUBDIVISION OF BLOCK 4 IN MATTSON HILLS SOUTH ENGLEWOOD ADDITION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 20-32-327-015-0000
Address of Real Estate: 8604 S. Ada St. Chicago, IL 60620

Property of Cook County Clerk's Office