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Doc# 2028741032 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/13/2020 12:16 PM PG: 1 OF 5

739927
WARRANTY DEED
ILLINOIS STATUTORY

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

THE GRANTOR(S)

Arthur J. Trotter, Sr, 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

~~Milton Grimes and Betty J Grimes, husband and wife, as joint tenants with rights of survivorship~~

of 3212 W Warren, Chicago Illinois 60624, 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.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from September 25, 2020. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$174,000.00 until 90 days from September 25, 2020. These restrictions shall run with the land and are not personal to the Grantee.

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): 16-02-422-041-0000

Address(es) of Real Estate: 3408 W Chicago Ave, Chicago, IL 60651

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Dated this 18 day of September, 2020.

Arthur J Trotter Sr
Arthur J. Trotter, Sr

STATE OF ILLINOIS COUNTY OF COOK

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

Arthur J Trotter, Sr., a divorced man

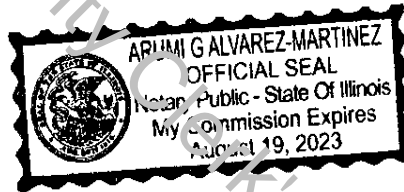
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including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

Given under my hand and official seal, this 18 day of September, 2020.

[Signature] (Notary Public)

Prepared by:

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



Mail to:

Rogelio Pena, Esq
3623 Wisconsin Ave
Berwyn, IL 60402

Name and Address of Taxpayer:

Milton Grimes and Betty J Grimes
3408 W Chicago Ave
Chicago, IL 60651

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EXHIBIT A

LOT 324 IN DICKEY'S THIRD ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 2,
TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Property of Cook County
**COOK COUNTY
RECORDER OF DEEDS**
Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

02-Oct-2020



CHICAGO:

1,087.50

CTA:

435.00

TOTAL:

1,522.50 *

16-02-422-041-0000 | 20200901699309 | 0-488-134-112

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

02-Oct-2020



COUNTY:	72.50
ILLINOIS:	145.00
TOTAL:	217.50

16-02-422-041-0000

| 20200901699309 |

1-156-888-032