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Doc#: 2133621435 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/02/2021 11:56 AM Pg: 1 of 4

This document prepared by:

Name: **Georgina Díaz, Esq.**
Firm Names: **Díazcase Law**
Address: **7100 16th Street**
City, State, Zip: **Berwyn, IL 60402**
Phone: **773-579-0140**

Dec ID 20211201657994
ST/CO Stamp 0-298-476-176 ST Tax \$190.00 CO Tax \$95.00
City Stamp 0-369-779-344 City Tax: \$1,995.00

FIDELITY NATIONAL TITLE

OC20042573

(Parcel Identification Number)

WARRANTY DEED

THE GRANTORS, ~~Pinnacle Real Estate Investments Group LLC~~, an Illinois Limited Liability Company, of the city of Oak Brook, IL, valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto Incomparable Real Estate Investments, LLC, an Illinois Limited Liability Company, of the city of Berkeley, the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

LOT 134 IN THE SUBDIVISION OF LOTS 2, 3 AND 5 IN THE PARTITION OF THE WEST 60 ACRES NORTH OF THE SOUTH WESTERN PLANK ROAD OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO THE SOUTH 3 FEET OF LOT 50 IN KRALOVEC'S RESUBDIVISION OF LOTS 46 TO 55, 58 TO 69, 73 TO 93, 100 TO 108 AND 119 TO 133 INCLUSIVE IN THE SUBDIVISION OF LOTS 2, 3 AND 5 IN THE PARTITION OF THE WEST 60 ACRES OF THE SOUTH WESTERN PLANK RAILROAD OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 16-23-317-033-0000

C.K.A.: 2140 S. Harding Ave Chicago, IL 60623

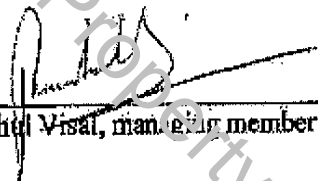
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to liens of general real estate taxes that are not yet due and payable, all easements, rights-of-way, protective covenants, mineral reservations of record, legal highways and public rights-of-way, and all applicable zoning and building codes

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

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Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

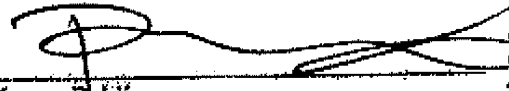

IN WITNESS WHEREOF, this Warranty Deed is executed by Grantor this 21st day of October 2020.


Rahul Visal, managing member of Pinnacle Real Estate Investments Group LLC

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, Desiree Wilson, a Notary Public in and for said County, in the State aforesaid, so hereby certify that, Rahul Visal, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this 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 21st day of October 2020.


Notary Public 

MAIL DEAD, AFTER RECORDING, TO:

~~_____~~
~~_____~~
~~_____~~
~~_____~~

Mail to / Grantees Address /
SEND FUTURE TAX BILLS TO:
Incomparable Real Estate Investments, LLC
1456 Jerele Ave
Berkeley IL 60163

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CHICAGO:	1,425.00
CTA:	570.00
TOTAL:	1,995.00 *

16-23-317-033-0000 | 20211201657994 | 0-369-779-344

Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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		COUNTY:	95.00
		ILLINOIS:	190.00
		TOTAL:	285.00
16-23-317-033-0000		20211201657994 0-298-476-176	

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