

# UNOFFICIAL COPY

**Warranty Deed  
Statutory (ILLINOIS)  
General**

Doc#: 2312341201 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/03/2023 04:04 PM Pg: 1 of 3

Dec ID 20230501610056  
ST/CO Stamp 0-044-049-104 ST Tax \$387.50 CO Tax \$193.75  
City Stamp 1-960-977-104 City Tax: \$4,068.75

1 of 2  
**TRULY**  
TITLE  
22003920-20

Above Space for Recorder's Use Only

**THE GRANTOR, RIO GROUP SERIES, LLC - SERIES B, AN ILLINOIS LIMITED LIABILITY COMPANY**, duly organized and existing under and by virtue of the laws of the state of Illinois and duly authorized to transact business in the state where the following describe real estate is located, for and in consideration of (\$10.00) Ten Dollars, in hand paid, **CONVEY and WARRANT to ISABELLE JEANEEN BALLASCH AND JACOB BALLASCH**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

\* MATTHEW

**LOT THIRTY-ONE (31) AND THE WEST 4.19 FEET OF LOT THIRTY-TWO (32) IN THE RESUBDIVISION OF BLOCK TWENTY (20) II (THE VILLAGE OF JEFFERSON IN SECTION NINE(9), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number (PIN): **13-09-409-026-0000**

Address(es) of Real Estate: **5042 W Winnemac Ave, Chicago, IL 60630**

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

**SUBJECT TO:** General real estate taxes not due and payable at the time of Closing, 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.

# UNOFFICIAL COPY

Dated this 21<sup>st</sup> day of April 2023.



Rio Group Series, LLC - Series B  
Signed by: Ronald Graziano  
Its: Manager

State of California, County of \_\_\_\_\_ ss I, the undersigned, a Notary Public, In and for said County, in the State aforesaid, DO HEREBY CERTIFY Ronald Graziano, is personally known to me to be the same persons whose names 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 \_\_\_\_\_ day of April 2023.

Commission expires \_\_\_\_\_, see attached  
NOTARY PUBLIC

This instrument was prepared by:  
The Real Property Law Group, PC, 4653 N. Milwaukee Ave., Chicago, Illinois 60630

**MAIL TO:**  
Isabella + Jacob Ballasch  
5042 W Winnemac Ave  
Chicago, IL 60630

**SEND SUBSEQUENT TAX BILLS TO:**  
Isabella + Jacob Ballasch  
5042 W Winnemac Ave  
Chicago, IL 60630

OR

Recorder's Office Box No. \_\_\_\_\_

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

## CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On April 21, 2023 before me, Laura Harris, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Ronald Graziano  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

### OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: April 21, 2023 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: Ronald Graziano

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_