

# UNOFFICIAL COPY

Saturn Title LLC  
2233289

1 of 2

AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

Doc#: 2313840035 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/18/2023 10:02 AM Pg: 1 of 3

Dec ID 20230401607716

ST/CO Stamp 1-858-990-800 ST Tax \$345.00 CO Tax \$172.50

## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), **Fuerte Construction, Inc.**, A Corporation created and existing under and by venture of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY AND WARRANT to **Diego Almazan**, of 5239 W. 24<sup>th</sup> Place, Cicero, Illinois 60804 all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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


Subject, however, to the general taxes for the year of 2021 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above-described Property would show.


Permanent Index Number(s): **16-28-123-004-0000**

Property Address: **5239 W. 24th Pl., Cicero, IL 60804**

Dated May 16, 2023.

**Fuerte Construction, Inc.**

  
By: **Georgina Barrera, President**

T O W N O F C O O K	Town of Cicero	Address: 5239 W 24th Pl	Real Estate Transfer Tax
		Date: 05/16/2023	\$3,450.00
		Stamp #: 2023-4590	Payment Type: Cash
		By: Inmate 1	Compliance #: 2022-26070WKS

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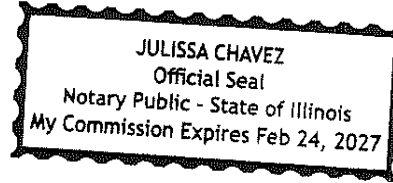
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Georgina Barrera, personally known to me to be the President of the Fuerte Construction Inc., and personally known to me to be the President of said corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Georgina Barrera and President signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 16<sup>th</sup> day of May, 2023.

Julissa Chavez  
Notary Public

My commission expires: \_\_\_\_\_



**THIS DOCUMENT PREPARED BY:**

Robert A. Cheely  
6446 W. Cermak Rd  
Berwyn, IL 60402

**MAIL TAX BILL TO:**

6548 S Komensky  
Chicago IL 60629  
Diego Almazan

**MAIL RECORDED DEED TO:**

6548 S Komensky  
Chicago IL 60629  
Diego Almazan

Property of Cook County Clerk's Office

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## EXHIBIT A

Legal Description: **THE WEST 20 FEET OF LOT 19 AND THE EAST 10 FEET OF LOT 20 IN BLOCK 6 AND THE NORTH HALF OF VACATED ALLEY LYING SOUTH AND ADJOINING IN HAWTHORNE LAND AND IMPROVEMENT COMPANY'S ADDITION TO MORTON PARK, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): **16-28-123-004-0000**

**PIN#**

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Property of Cook County Clerk's Office