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Doc#: 2315033367 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/30/2023 02:22 PM Pg: 1 of 5

ATN 23-142799 1/2
WARRANTY DEED

Dec ID 20230501611348
ST/CO Stamp 1-774-774-992 ST Tax \$165.50 CO Tax \$82.75
City Stamp 1-909-131-984 City Tax: \$1,825.79

THE GRANTOR, **HBL HOLDINGS LLC**
an Illinois Limited Liability Company,
of the village of Northbrook, County of
Cook, State of Illinois, for and in
consideration of ten dollars (\$10.00) and
other valuable consideration in hand paid,
CONVEYS AND WARRANTS to:

ALFREDO PACHECO MADRON, *singleman and*
of Chicago, Illinois,

Araceli Perez Marquez, single woman

the following described Real Estate situated in the County of Cook in the State of ILLINOIS, to-
wit (See reverse side for legal description) hereby releasing and waiving all rights under and by
virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD
said premises forever. SUBJECT TO: General Real Estate Taxes for 2022 and subsequent years;
building setback lines, easements for public utilities; terms, covenants, conditions, and restrictions
of record, *IN JOINT TENANCY, WITH RIGHT OF SURVIVORSHIP.*

Property Index Number(s): 20-17-305-029-0000
Address of Real Estate: 5916 S. THROOP STREET, CHICAGO, IL 60636

Dated this 27 day of April, 2023

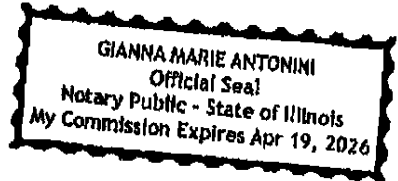
Tatiana Kovtun
TATIANA KOVTUN, manager

STATE OF ILLINOIS }
 } SS.
COUNTY OF DePage }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
TATIANA KOVTUN, 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 acknowledged that she signed, sealed and delivered the said
instrument as her 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 27 day of April, 2023.

Gianna Marie Antonini
NOTARY PUBLIC



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This instrument prepared by:

Dmitry Meleshko, 425 Huehl Rd, Suite 4B, Northbrook,
Illinois 60062

AFTER RECORDING THIS
INSTRUMENT SHOULD BE SENT TO:

Alfredo Pacheco Padron
5914 S. Throop St.
Chicago, IL 60634.

Send subsequent tax bills to:

Alfredo Pacheco Padron
5914 S. Throop St
Chicago, IL 60634

Property of Cook County Clerk's Office

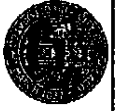
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Exhibit "A" Legal Description

LOT 12 IN BLOCK 2 IN JAMES U. BORDEN'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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CHICAGO: 1,241.25

CTA: 496.50

TOTAL: 1,737.75 *

20-17-305-029-0000 | 20230501611348 | 1-909-131-984

Total does not include any applicable penalty or interest due.

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20-17-305-029-0000

20230501611348

1-774-774-992

COUNTY:	82.75
ILLINOIS:	165.50
TOTAL:	248.25

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