

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Mail to:

Name and Address of Taxpayer:

ERIC VALDEZ
236 153RD PL
CALUMET CITY, IL 60409

Doc#: 2404606040 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/15/2024 09:47 AM Pg: 1 of 2

Dec ID 20240201630490
ST/CO Stamp 0-781-124-144 ST Tax \$191.00 CO Tax \$95.50

RECORDER'S STAMP

THIS INDENTURE, made on the 9th day of February, 2024 by and between **Ready Set Finish Construction Corp.**, an Illinois corporation in good standing and duly authorized to transact business under the Laws of the State of Illinois, with address 7156 W. 127th Street, #337, Palos Heights, Illinois (hereinafter "Grantor") and **Eric Valdez**, unmarried, of 4352 S. Mozart St, Unit 1, Chicago, Illinois 60637 (hereinafter "Grantee"),

WITNESSETH, THAT the Grantor, pursuant to proper corporate resolution, and for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY to the Grantee all of the following described land and the improvements thereon situated in the County of Cook, State of Illinois, more particularly described below and known as: 236 153rd Place, Calumet City, Illinois 60409,

together with all and singular the hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters: unbilled general real estate taxes; covenants, conditions, restrictions of record, building lines and easements;

Property Legal Description:

THE EAST 1/2 OF LOT 24 AND ALL OF LOT 25 IN BLOCK 12 IN BURNHAM'S WEST HAMMOND SUBDIVISION OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 AND THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 30-08-328-021-0000

Property Address: 236 153rd Place, Calumet City, Illinois 60409

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Grantor: **Ready Set Finish Construction Corp.**

By: *[Signature]*
Shannon Campbell, President

REAL ESTATE TRANSFER TAX		13-Feb-2024
COUNTY:	95.50	
ILLINOIS:	191.00	
TOTAL:	286.50	
30-08-329-021-0000	20240201636480	0-781-124-144

State of IL
County of Cook) ss

I, Renee Jaquez, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Shannon Campbell

who proved to me based upon satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person in her capacity as President of Ready Set Finish Construction Corp and acknowledged that she signed and delivered the said instrument as her free and voluntary act and the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 9th day of February, 2024.

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX
66233 *um* 2/8/24
7640
Calumet City • City of Homes 5

REAL ESTATE TRANSFER TAX
66232 *um* 2/8/24
7640
Calumet City • City of Homes 5

Prepared by:
Mark Brosius
4751 W. Touhy Ave, Ste. 101
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