

# UNOFFICIAL COPY

**PREPARED BY:**

Nery & Richardson LLC  
4258 West 63rd Street  
Chicago, Illinois 60629

Doc#: 2409902006 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/8/2024 9:23 AM Pg: 1 of 3

**MAIL TAX BILL TO:**

*Sergio Balderrama*  
*132 N. Delaplaine Rd*  
*Riverside IL 60546*

Dec ID 20240401668746  
ST/Co Stamp 1-305-153-072 ST Tax \$72.00 CO Tax \$36.00  
City Stamp 0-133-369-392 City Tax \$756.00

**MAIL RECORDED DEED TO:**

*Sergio Balderrama*  
*132 N. Delaplaine Rd*  
*Riverside IL 60546*

**WARRANTY DEED**

THE GRANTOR(S), Vale Properties, LLC, a limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to H & I Group, LLC, whose address is Riverside IL, all right, title, and interest in the following described real estate situated in Cook County, Illinois, to wit:

LOT 61 IN BASS SECOND ADDITION TO PULLMAN, BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE NORTH 33 FEET THEREOF) LYING WEST OF THE CHICAGO AND THORNTON ROAD AND THAT PART OF THE NORTH 33 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING WEST OF CHICAGO AND THORNTON ROAD, ALL IN SECTION 10, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 5544 South Pulaski Rd, Chicago, IL 60629  
PIN(s): 19-15-207-039-0000

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed.


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



**TO HAVE AND TO HOLD** said premises forever.

Dated this 27<sup>th</sup> Day of March 20 24

**Vale Properties, LLC**

By: *Gilberto Valencia, Jr.*  
Gilberto Valencia, Jr. - President

REAL ESTATE TRANSFER TAX		04-Apr-2024
	CHICAGO:	540.00
	CTA:	216.00
	<b>TOTAL:</b>	<b>756.00 *</b>
19-15-207-039-0000   20240401668746   0-133-369-392		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		04-Apr-2024
	COUNTY:	36.00
	ILLINOIS:	72.00
	<b>TOTAL:</b>	<b>108.00</b>
19-15-207-039-0000   20240401668746   1-305-153-072		

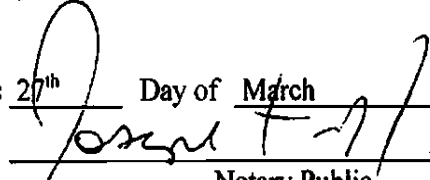
# UNOFFICIAL COPY

Warranty Deed - *Continued*  
STATE OF Illinois  
COUNTY OF Cook

) SS.  
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Gilberto Valencia, Jr., personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 27<sup>th</sup> Day of March 20 24

  
\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

OFFICIAL SEAL  
JOSEPH F NERY  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 6/19/2025

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**19-15-207-039-0000**

LOT 19, IN BLOCK 1 (EXCEPT THAT PART DEDICATED FOR STREET LYING EAST OF A LINE 50 FEET WEST OF AN PARALLEL WITH THE EAST LINE OF SECTION 15) IN HINKAMP AND COMPANY'S 55TH STREET AND CRAWFORD AVENUE SUBDIVISION, BEING A SUBDIVISION OF LOTS 1 TO 123 IN LILLIAN'S 55TH STREET SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office