

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

BCB Collective LLC
3225 McLeod Dr
#100
Las Vegas, NV 89121



2410608016

Doc# 2410608016 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/15/2024 11:06 AM
PAGE: 1 OF 3

(The Above Space for Recorder's Use Only)

THE GRANTOR BCB Collective LLC, a Limited Liability Company licensed to conduct business in Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Rafael Diaz, a married person, of 3333 North Leavitt Street, Chicago, IL 60618, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 31-01-109-010-0000



Property Address: 3028 Fresno Lane, Homewood, IL 60430

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

SUBJECT TO: 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; and general real estate taxes not due and payable at the time of Closing.

24Bar 59704

1 of 2

REAL ESTATE TRANSFER TAX		15-Apr-2024
		COUNTY: 190.00
		ILLINOIS: 380.00
		TOTAL: 570.00
31-01-109-010-0000		20240401670535 1-852-981-552

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Dated this 5 day of April, 2024.

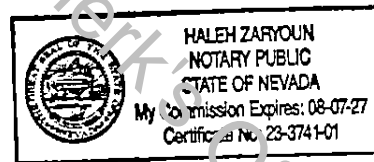
Tess Bessent
Tess Bessent, managing member of
BCB Collective LLC

STATE OF NEVADA)
) SS,
COUNTY OF Clark)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tess Bessent, managing member of BCB Collective LLC 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 it signed, sealed and delivered in the instrument as its 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 5 day of April, 2024.

Haleh Zaryoun
Notary Public



THIS INSTRUMENT PREPARED BY
Harris Kouklakis
Kouklakis Law LLC
15000 South Cicero Ave., Suite 300
Oak Forest, IL 60452

MAIL TO:

Georges & Synowiecki
20 South Clark Street
Ste 400
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

Rafael Diaz
3028 Fresno Lane
Homewood, IL 60430

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EXHIBIT A

LEGAL DESCRIPTION

LOT 17 IN PINEWOOD MANOR OF HOMEWOOD BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE SOUTH 100 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 2028 Fresno Lane, Homewood, IL 60430
PIN# 31-01-109-010-0000

Property of Cook County Clerk's Office