

UNOFFICIAL COPY

Warranty Deed

Statutory - Illinois

Doc#: 2411723074 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 4/26/2024 3:37 PM Pg: 1 of 1

Dec ID 20240401687780

ST/Co Stamp 1-816-856-880 ST Tax \$275.00 CO Tax \$137.50

City Stamp 1-429-997-872 City Tax \$2,887.50

The GRANTOR, **Antonio Espinoza**, a married male*, of the City of Burbank, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **PineStream Group LLC**, an Illinois Limited Liability Company, all right, title and interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 46 IN RAWSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPALMERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: ~~16-13-411-027-0000~~
Commonly known as 2450 W. Polk St., Chicago, IL 60612

* This is NOT Homestead Property.

hereby releasing and waiving all rights under the Homestead Exemption Laws of the State of Illinois.
SUBJECT TO: Covenants, conditions, restrictions of record, and General Taxes for the Year 2023 and subsequent years.

Dated this 25th day of April 2024


_____[SEAL]
Antonio Espinoza

FIRST AMERICAN TITLE
FILE # AF1042750

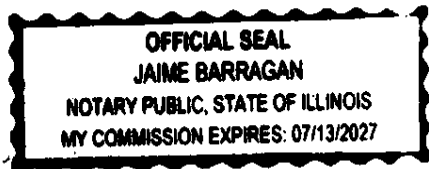
State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Antonio Espinoza 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 he signed, sealed and delivered the said instrument as his 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 25th day of April 2024



NOTARY PUBLIC



IMPRESS SEAL HERE

Mail To: JAMES B. LIM
1329 W. WALTON ST. #2
CHICAGO, IL 60642

Send Tax Bills To: PineStream Group LLC
1329 W. Walton St #2
Chicago, IL 60642

Prepared by: Jaime Barragan, Attorney at Law, 3478 S. Archer Ave., Chicago, IL 60608