

UNOFFICIAL COPY

Mail to:

Bryan S. Wallock
Attorney at Law
10661 S. Roberts Road
Palos Hills, IL 60465

Doc#: 2412014503 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/29/2024 3:02 PM Pg: 1 of 2

Send Subsequent Tax Bills To:

Gabriel Diaz
11620 S. Lawler Avenue
Alsip, IL 60803

Dec ID 20240401684701
ST/Co Stamp 0-597-920-048 ST Tax \$316.50 CO Tax \$158.25

TRUSTEE'S DEED

THE GRANTORS, JEROME M. BALCERAK and DEBORAH L. BALCERAK, as Co-Trustees of THE BALCERAK FAMILY TRUST dated March 15, 2019, of 11620 S. Lawler, Alsip, IL 60803, for and in consideration of Ten and no/100 (10.00) Dollars, and other good and valuable considerations in hand paid, CONVEY and WARRANT to GABRIEL DIAZ, a single man, of 7955 Nordica Avenue, Burbank, IL 60459, party of the second part, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 2 IN BALCERAK'S RESUBDIVISION OF THE SOUTH 120 FEET OF LOT 121 IN CICERO AVENUE ACRES, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 24-21-410-022-0000

Address(es) of real estate: 11620 S. Lawler Avenue
Alsip, IL 60803

Subject to: GENERAL REAL ESTATE TAXES FOR THE YEAR 2023 AND ALL YEARS SUBSEQUENT THERETO; CONDITIONS, RESTRICTIONS, COVENANTS AND PUBLIC UTILITY EASEMENTS WHICH SERVE THE PREMISES.

together with the tenements and appurtenances thereunto belonging: to have and to hold unto said party of the second part said premises forever.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Co-Trustees by the terms of said trust agreement above mentioned.

Real Estate Transfer Tax



Village of
Alsip

Amount: \$1,107.75

Date: 04-19-24

Initials: JP

Number: 64

2024

balcerak.jres.24

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In Witness Whereof, the Grantors aforesaid have hereunto set their hands and seals this 4th day of April, 2024.

 (SEAL)
JEROME M. BALCERAK, Co-Trustee

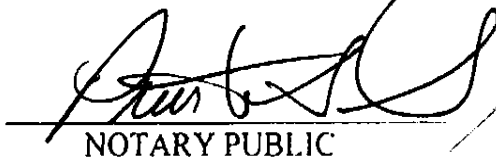
 (SEAL)
DEBORAH L. BALCERAK, Co-Trustee

State of Illinois)
) SS
County of Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JEROME M. BALCERAK and DEBORAH L. BALCERAK, as Co-Trustees of THE BALCERAK FAMILY TRUST dated March 15, 2019**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal

this 4 day of April 2024.


NOTARY PUBLIC



This instrument was prepared by

FRANKFORT LAW GROUP
Patrick S. Sullivan, Esq.
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Frankfort, IL 60423
(708) 349-9333