

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

(Illinois)

THIS AGREEMENT, made this 17<sup>th</sup> day of June, 2024 between SouthSide, LLC, an Oregon limited liability company authorized to do business in Illinois, party of the first part, and GABRIEL HERNANDEZ entity, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$6,000 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:



\*2417711011\*

Doc# 2417711011 Fee \$176.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00


CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/25/2024 11:59 AM



PAGE: 1 OF 2

LOT 31 IN M. BALLINS SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL PIN: 20-08-125-019-0000 MERIDIAN, IN COOK COUNTY, ILLINOIS.  
Commonly known as: 5045 S. Justine, Chicago, IL 60609

REAL ESTATE TRANSFER TAX	25-Jun-2024
 CHICAGO:	45.00
CTA:	18.00
TOTAL:	63.00 *

20-08-125-019-0000 | 20240601637611 | 0-281-183-024

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	25-Jun-2024
 COUNTY:	3.00
 ILLINOIS:	6.00
TOTAL:	9.00

20-08-125-019-0000 | 20240601637611 | 1-570-603-824

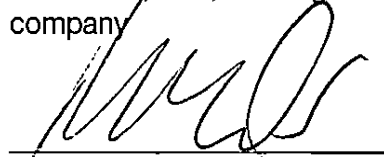
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or in claim and same, by, through, or under it, it WILL WARRANT AND DEFEND, subject to the permitted exceptions on the attached Exhibit A.

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

SouthSide, LLC, an Oregon limited liability company




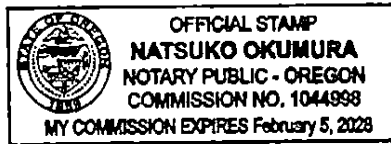
By: Dale Bernards  
Its: Member

STATE OF OREGON )  
                                  ) SS.:  
COUNTY OF MULTNOMAH )

I, Natsuko Okumura the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dale Bernards, a member of SouthSide, 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 he/she signed, sealed, and delivered the said instrument as 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 17th day of June, 2024

Commission expires February 5, 2028   
NOTARY PUBLIC



MAIL TO: TAX BILLS TO:

GABRIEL HERNANDEZ ← SAME  
4638 S. 20<sup>TH</sup> ST  
CICERO, IL 60804

Prepared by: Dale Bernards – Member  
PO Box 25487  
Portland, OR 97298