

# UNOFFICIAL COPY



This document prepared by:  
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Doc#: 1405510005 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/24/2014 09:19 AM Pg: 1 of 3

After recording mail to:  
Joseph F. Nery, Esq.  
Nery & Richardson, LLC  
4258 West 63<sup>rd</sup> Street  
Chicago, Illinois 60629

## QUIT CLAIM DEED Statutory (ILLINOIS)

**THE GRANTOR, Jeff BV Vacant**, also known as, **Jeff BV-Vacant, LLC**, an Illinois series limited liability company for and in consideration of **TEN and No/100 (\$10.00) Dollars**, in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS and QUIT CLAIMS** to **GRANTEE, Alex N. Flores**, individually, of the City of Chicago, State of Illinois, County of Cook, the following described real estate situated in the County of Cook, State of Illinois, to wit:


Commonly known as: 7203 S. Wolcott, Chicago, Illinois 60636  
**Ave**

PIN(s): 20-30-210-001-0000 and 20-30-210-002-0000



### LEGAL DESCRIPTION:

SEE ATTACHED

**SUBJECT TO:** General Real Estate Taxes for 2013 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof of any special taxes or assessment for improvements heretofore completed; building lines and building restrictions; private, public and utility easements; covenants and restrictions of record as to use and occupancy; the general exceptions to the title commitment; local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property; building code violations, liens and judgment; leases and tenancies; pending building code violation court cases; items appearing of record or that would be shown on a survey.

REAL ESTATE TRANSFER	02/20/2014
 CHICAGO:	\$101.25
CTA:	\$40.50
<b>TOTAL:</b>	<b>\$141.75</b>

20-30-210-002-0000 | 20140201601283 | CN2ACF

REAL ESTATE TRANSFER	02/20/2014
  COOK	\$6.75
ILLINOIS:	\$13.50
<b>TOTAL:</b>	<b>\$20.25</b>

20-30-210-002-0000 | 20140201601283 | PFW438

SA 8219114 KM CP 10F1

BOX 334 CTI

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IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal as of this 20th day of February, 2014.

JEFF BV VACANT, also known as JEFF BV-VACANT, LLC

By: Gyna McElwee authorized agent  
Name: Gyna McElwee

State of Illinois         )  
  )  
County of Cook         )         ss.

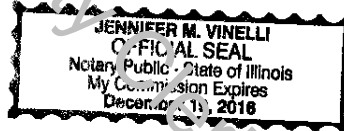
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Gyna McElwee personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal this 20th day of February, 2014.

Jennifer M. Vinelli  
Notary Public

Commission expires: 12-19-2016

Tax Bills Mailed To:  
Alex N. Flores  
2915 W. Grandville  
Chicago, Illinois 60659



Notary Public's Office

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**STREET ADDRESS:** 7203 SOUTH WOLCOTT AVENUE

**CITY:** CHICAGO

**COUNTY:** COOK

**TAX NUMBER:** 20-30-210-001-0000

**LEGAL DESCRIPTION:**

LOTS 47 AND 48 IN BLOCK 3 IN B. F. JACOB'S SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH 627 FEET THEREOF) IN SECTION 30, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office