

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



Doc#: 1503410012 Fee: \$42.00  
RHSP Fee: \$9.00 RFRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/03/2015 09:46 AM Pg: 1 of 3

FIRST AMERICAN

File # 2602172

1/1

THE GRANTOR, Dorian Flowers, a single person, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Boulder Real Estate Group LLC, an Illinois limited liability company, 333 W. North Avenue #415, Chicago, Illinois 60601 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:** covenants, conditions and restrictions of record, general taxes for the year 2014 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2014

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

Permanent Real Estate Index Number(s): 20-10-117-022-1010, 20-10-117-022-1006  
Address(es) of Real Estate: 4950 S. King Drive, #2B and 1F, Chicago, Illinois 60615

Dated this 7<sup>th</sup> day of January, 2015.

Dorian Flowers

REAL ESTATE TRANSFER TAX		28-Jan-2015
	CHICAGO:	525.00
	CTA:	210.00
	TOTAL:	735.00
20-10-117-022-1010   20150101659876   0-157-060-736		

REAL ESTATE TRANSFER TAX		28-Jan-2015
	COUNTY:	35.00
	ILLINOIS:	70.00
	TOTAL:	105.00
20-10-117-022-1010   20150101659876   2-096-625-280		

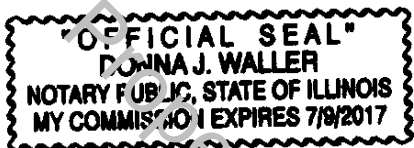
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STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Dorian Flowers, a single person, 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 23 day of January, 2015



Donna J. Waller (Notary Public)

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**Prepared By:** James R. Stevens  
Tressler LLP  
233 S. Wacker Drive, 22nd Floor  
Chicago, Illinois 60606

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**Mail To:**  
Felicia M. DiGiovanni  
Spina, McGuire & Okal, P.C.  
7610 W. North Avenue  
Elmwood Park, Illinois 60707

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**Name & Address of Taxpayer:**  
Boulder Real Estate Group LLC  
333 W. North Avenue #415  
Chicago, Illinois 60601

erty of Cook County Clerk's Office

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**EXHIBIT 'A'**  
**Legal Description**

UNITS 2B AND 1F IN 4950 SOUTH KING DRIVE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 4 AND THE NORTH 1/2 OF LOT 5 IN BLOCK 1 IN HARDIN'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0516703113, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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