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Doc#: 1528226044 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/09/2015 11:48 AM Pg: 1 of 3

WARRANTY DEED STATE OF ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR, **ERIC FLAUM, AN UNMARRIED MAN**, OF THE CITY OF CHICAGO, 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 **LILIA MARTINEZ**, *a single woman*

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:


SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 4117 N. SHERIDAN RD, 3rd, CHICAGO, IL 60613

PERMANENT INDEX NUMBER(S): 14-17-413-023-1048

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: 08.10.15



ERIC FLAUM (SEAL)

15WSA 10268JWA
C
RW
10FZ

BOX 334 CTI

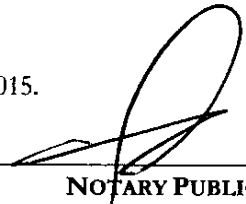
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STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

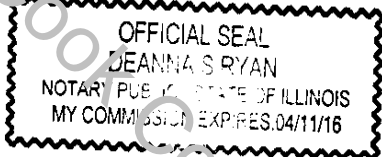
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **ERIC FLAUM**, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME SELLER SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT SELLER SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS SELLER'S 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 NOTARIAL SEAL, THIS 10 DAY OF AUGUST, 2015.





NOTARY PUBLIC

MY COMMISSION EXPIRES: April 16




This Instrument was Prepared By:	Send Subsequent Tax Bills to:	After Recording Mail To:
Ryan Law Group, Ltd. 1121 West Wrightwood Chicago, Illinois 60614	Lilia Martinez 4117 N. Sheridan Rd, 3S Chicago, IL 60613	<i>Sharran Geenberg, Esq.</i> 1027 A W. Vernon Pk #1 Chicago, IL 60607

REAL ESTATE TRANSFER TAX 14-Sep-2015

	COUNTY:	135.75
	ILLINOIS:	271.50
	TOTAL:	407.25

14-17-413-023-1048 | 20150701607851 | 1-307-824-000

REAL ESTATE TRANSFER TAX 14-Sep-2015

	CHICAGO:	2,036.25
	CTA:	814.50
	TOTAL:	2,850.75

14-17-413-023-1048 | 20150701607851 | 0-430-518-144

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LEGAL DESCRIPTION

Order No.: 15WSA102683NA

For APN/Parcel ID(s): **14-17-413-023-1048**

UNIT 954-2E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN STERLING CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0030359283, AS AMENDED, IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office