

# UNOFFICIAL COPY

Doc#: 1806715130 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/08/2018 11:19 AM Pg: 1 of 2

Dec ID 20180301610516  
ST/CO Stamp 1-793-123-360 ST Tax \$287.00 CO Tax \$143.50  
City Stamp 1-516-291-104 City Tax: \$3,013.50

1819569 ①

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Limited Liability Company  
to Individual)**

GRANTOR, Boulder Real Estate Group LLC, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, and pursuant to the authority given by the Managers of said company, CONVEYS and WARRANTS to Keith Pastor, an unmarried man, and Michele Marie James, an unmarried woman, both of 4235 S Calumet Ave #1N, Chicago, IL 60653, not as tenants in common but as joint tenants with right of survivorship, the following real estate situated in the County of Cook and State of Illinois, and bounded and described as follows:

UNIT(S) 1N AND P-8 IN THE 4345 S. INDIANA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 15 IN BLOCK 2 IN PIKES SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0629218042 AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 4345 S. Indiana Avenue, 1N & P-8, Chicago, IL 60653  
PERMANENT INDEX NUMBERS: 20-03-303-030-1001 and 20-03-303-030-1016

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; public and utility easements established by or implied from the Declaration of Condominium and any amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium and any amendments thereto; and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

[Signature Page To Follow]

**PRAIRIE TITLE**  
6821 W. NORTH AVE.  
OAK PARK, IL 60302

# UNOFFICIAL COPY

Dated: March 5<sup>th</sup>, 2018.

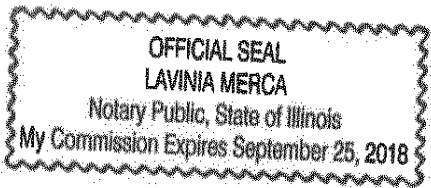
BOULDER REAL ESTATE GROUP LLC

By: \_\_\_\_\_  
Julian Mickelson, Its Manager

STATE OF ILLINOIS     )  
COUNTY OF COOK     )

I, Lavinia Murea, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Julian Mickelson, personally known to me to be a Manager of BOULDER REAL ESTATE GROUP LLC, an Illinois Limited Liability Company, and 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 severally acknowledged that as such Manager, he signed and delivered the said instrument as his free and voluntary act, pursuant to authority given by the Managers of said limited liability company, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 5<sup>th</sup> day of March, 2018.



Lavinia Murea  
Notary Public  
commission expires: 9/25, 20 18.

This instrument prepared by: Felicia M. DiGiovanni, 7610 W. North Ave., Elmwood Park, IL

Mail to:  
Felicia M. DiGiovanni  
Attorney at Law  
7610 W. North Avenue  
Elmwood Park, IL 60707

Send subsequent tax bills to:  
Mr. Keith Pastor and Ms. Michele Marie James  
4345 S. Indiana  
#1N  
Chicago, IL 60653

REAL ESTATE TRANSFER TAX		07-Mar-2018
COUNTY:		143.50
ILLINOIS:		287.00
TOTAL:		430.50
20-03-303-030-1001   20180301610516   1-793-123-360		

REAL ESTATE TRANSFER TAX		07-Mar-2018
CHICAGO:		2,152.50
CTA:		861.00
TOTAL:		3,013.50 *
20-03-303-030-1001   20180301610516   1-516-291-104		
* Total does not include any applicable penalty or interest due.		