

UNOFFICIAL COPY

Doc#: 1902419229 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/24/2019 11:38 AM Pg: 1 of 2

Dec ID 20190101683988
ST/CO Stamp 1-923-825-312 ST Tax \$325.00 CO Tax \$162.50
City Stamp 0-783-580-832 City Tax: \$3,412.50

1821598 ①

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

THE GRANTOR, Boulder Real Estate Group LLC, a limited liability company created and existing under and by virtue of the laws of the State 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 Donald Ramsey, a single man, of 5017 S. Indiana, Apt #2, Chicago, Illinois, the following real estate situated in the County of Cook and State of Illinois, and legally bounded and described as follows:

PARCEL 1:

UNIT 1, TOGETHER WITH ITS UNDIVIDED PERCENT AGE INTEREST IN THE COMMON ELEMENTS IN 3933 S. INDIANA CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0616018067 IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-1, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3933 S. Indiana Avenue #1, Chicago, IL 60653

PERMANENT INDEX NUMBER: 20-03-103-045-1001

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.

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Dated: January 18, 2019.

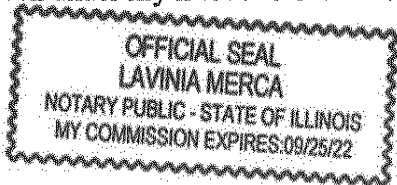
BOULDER REAL ESTATE GROUP LLC

By: Julian Mickelson, Its Manager

STATE OF ILLINOIS)
COUNTY OF COOK)

I, Lavinia Merca, 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 HOUSE ARREST 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 18th day of January, 2019.



[Signature]
Notary Public
commission expires: September 25, 2022.

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

Mail to:

Send subsequent tax bills to:

Kendall Anderson Sr.
Attorney at Law
18505 Bellamy Road
Country Club Hills, IL 60478

Mr. Donald Ramsey
3933 S. Indiana Avenue
Unit #1
Chicago, IL 60653

REAL ESTATE TRANSFER TAX		24-Jan-2019
COUNTY:		162.50
ILLINOIS:		325.00
TOTAL:		487.50
20-03-103-045-1001 20190101683988 1-923-825-312		

REAL ESTATE TRANSFER TAX		24-Jan-2019
CHICAGO:		2,437.50
CTA:		975.00
TOTAL:		3,412.50 *
20-03-103-045-1001 20190101683988 0-783-580-832		
* Total does not include any applicable penalty or interest due.		