



1919313226

Doc# 1919313226 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/12/2019 11:56 AM PG: 1 OF 3

WARRANTY DEED

This Warranty Deed is made on May 21, 2019 between THE GRANTOR, Jose A. Flores and Maria M. Flores (husband and wife) of the City of Miami, County of Dade, State of Florida, for and in consideration of TEN AND 00/100's DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and warrant(s) to the GRANTEE, SolFlor Granville, LLC of Chicago, County of Cook, State of Illinois, to wit.

(Legal Description):

UNIT 4-E IN THE GRANVILLE TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS, 1, 2 AND 3 IN BLOCK 10 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1320 FEET OF THE SOUTH 1913 FEET AND RIGHT OF WAY OF THE CHICAGO, EVANSTON AND LAKE SUPERIOR RAILROAD) ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 1888 AS DOCUMENT NUMBER 1042704 IN BOOK 31 AT PAGES 47 AND 48 IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25343058; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 14-05-210-024-1016

Address of Real Estate: 6166 N. Sheridan Road #4E, Chicago, Illinois 60660

SUBJECT TO: Covenants, conditions and restrictions of record, public, private and utility easements and roads and highways, party wall rights and agreements, general taxes for the year 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2019

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

S Y
P 3
S -
M -
SC Y
E -
INT JA

UNOFFICIAL COPY

DATED 11th day of July, 2019

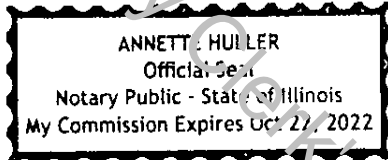
Jose A Flores
Maria M Flores

State of Illinois)
County of Cook) SS

I, the undersigned, a Notary Public and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSE A. FLORES + Maria M. Flores, personally known to me as the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 11th day of July, 2019


Annett Huller (Notary Public)



This instrument was prepared by:
Maria M. Flores
9820 SW 123 Street
Miami, Florida 33176

MAIL RECORDED INSTRUMENT TO:

Jose A. Flores
SolFlor Midwest, LLC
9820 SW 123 Street
Miami, Florida 33176



REAL ESTATE TRANSFER TAX		12-Jul-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-05-210-024-1016 | 20190701622741 | 0-807-762-016

* Total does not include any applicable penalty or interest due.

SEND SUBSEQUENT TAX BILLS TO:

SolFlor Midwest, LLC
(EVANVILLE)
9820 SW 123 Street
Miami, Florida 33176

REAL ESTATE TRANSFER TAX		12-Jul-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-05-210-024-1016 | 20190701622741 | 1-080-686-688

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: July 11, 2019

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Anette Huller

By the said (Name of Grantor): Maria M Flores

On this date of: July 11, 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: July 11, 2019

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

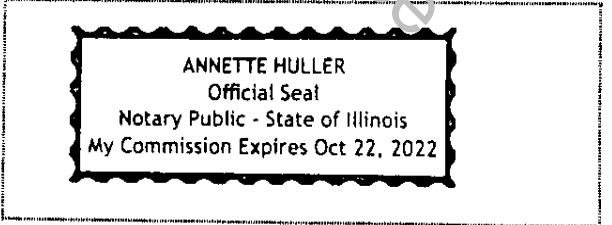
Subscribed and sworn to before me, Name of Notary Public: Anette Huller

By the said (Name of Grantee): SolFlor Granville LLC

On this date of: July 11, 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**