

21-80640  
NAT

# UNOFFICIAL COPY

Doc#: 2110407496 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/14/2021 12:45 PM Pg: 1 of 2

WARRANTY DEED  
Statutory (Illinois)  
Corporation to Individual

Dec ID 20210201639715  
ST/CO Stamp 1-530-619-408 ST Tax \$450.00 CO Tax \$225.00  
City Stamp 0-252-331-536 City Tax: \$4,725.00

THE GRANTOR, EBULON FINANCIAL GROUP, LLC, a Limited Liability Company created and existing under and by virtue of the State of Illinois and duly authorized to transact business in the State of Illinois, for an in consideration of the sum of ten and NO/100 dollars and other good and valuable considerations in hand paid, conveys and warrants to DAVID FLORES <sup>\* a married man</sup> and ALICIA FLORES <sup>his wife</sup>, husband and wife as tenants by the entirety of \_\_\_\_\_

the following described Real Estate in the County of Cook in the State of Illinois. to wit

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Subject to: Real Estate taxes for the year 2020 and subsequent years and covenants, conditions and restrictions of record. TO HAVE AND TO HOLD said premises as tenants by the entirety forever.

Real Estate Tax Number: 13-30-222-022-0000  
Address of Real Estate: 2904 N. Nagle Avenue, Chicago, Illinois 60634

In Witness Whereof, the Grantor has caused its name to be signed to these presents by its Manager on this 25<sup>th</sup> day of February, 2021

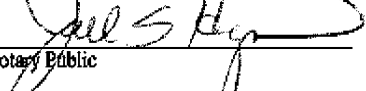
Ebulon Financial Group, LLC

By:  (SEAL)  
ALEX LOYFMAN, MANAGER



STATE OF ILLINOIS )  
  ) SS  
COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that ALEX LOYFMAN, personally known to me to be a MANAGER of EBULON FINANCIAL GROUP, LLC, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 25<sup>th</sup> day of February, 2021   
Notary Public

This instrument was prepared by JOEL S. HYMEN, 1411 McHenry road, Suite 125, Buffalo Grove, IL 60089.

MAIL TO:  
Rosanova + Whitaker, Ltd  
127 Aurora Ave  
Naperville, IL 60540

MAIL TAX BILL TO <sup>Grantees</sup> Address  
David Flores  
2904 N. Nagle Ave.  
Chicago, IL 60634

North American Title Company  
1776A S. Naperville Rd #200  
Wheaton, IL 60189

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15828-21-80640-IL

Property Address: 2904 N. Nagle Avenue, Chicago, IL 60634  
Parcel ID: 13-30-222-022-0000

LOT 2 IN THE RESUBDIVISION OF LOT 104 IN SECOND ADDITION TO MONT CLARE GARDEN'S, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR R.R.) OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office