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Doc#: 2307941155 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/20/2023 12:37 PM Pg: 1 of 2

Dec ID 20230301671223
ST/CO Stamp 1-647-020-240 ST Tax \$315.00 CO Tax \$157.50
City Stamp 1-214-908-624 City Tax: \$3,307.50

2332125①

**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 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 Christopher Kwasiborski, a married man of 6060 N. Nickerson, Chicago, IL 60631, the following real estate situated in the County of Cook and State of Illinois, and bounded and described as follows:

UNIT 1 AND P-1 IN 4548 CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 1/2 OF LOT 15 IN HURLBURT'S SUBDIVISION OF LOTS 6 AND 7 IN CLEAVER AND TAYLOR'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 WITH THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 13, 2003 AS DOCUMENT NUMBER 0030351620, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS.

COMMONLY KNOWN AS: 4548 S. PRAIRIE AVENUE, #1 AND #P-1, CHICAGO, IL 60653

PERMANENT INDEX NUMBERS: 20-03-315-043-1001; 20-03-315-043-1004

SUBJECT TO: General 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

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Dated: 3/9, 2023

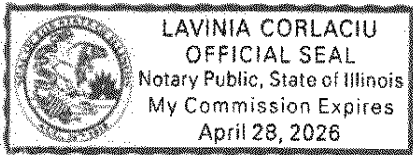
BOULDER REAL ESTATE GROUP LLC

By: Julian Mickelson, Its Manager

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Lavinia Corlaci, 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 9th day of March, 2023.



Lavinia Corlaci
Notary Public
commission expires: April 28, 2026.

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

Mail to:

Send subsequent tax bills to:

Martin Kaczor
KS Law Group LLC
7153 W. Belmont Avenue
Chicago, Illinois 60634

Christopher Kwasiborski
4548 S. Prairie Avenue
Unit #1
Chicago, IL 60653

REAL ESTATE TRANSFER TAX		20-Mar-2023
CHICAGO:		2,362.50
CTA:		945.00
TOTAL:		3,307.50 *

20-03-315-043-1001 | 20230301671223 | 1-214-908-624
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		20-Mar-2023
COUNTY:		157.50
ILLINOIS:		315.00
TOTAL:		472.50

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