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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:



**REAL
LAW GROUP**

Doc#: 2409324292 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/2/2024 2:51 PM Pg: 1 of 4

Dec ID 20240201636812

ST/Co Stamp 0-705-517-104 ST Tax \$90.00 CO Tax \$45.00

City Stamp 1-242-388-016 City Tax \$945.00

THE GRANTOR, ANNETTE FLOURNOY, a single woman, of the City of Chicago, in the County of Cook, in the State of Illinois, for and in consideration of **TEN AND 00/100 DOLLARS (\$10.00)** in hand paid, hereby conveys and warrants to **THE GRANTEE, BMW PROPS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, of the City of Downers Grove, in the County of DuPage, in the State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 14 IN BLOCK 10 IN S. E. GROSS CALUMET HEIGHTS ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption laws of the State of Illinois.

PIN NUMBER(S):

25-01-409-029-0000

ADDRESS:

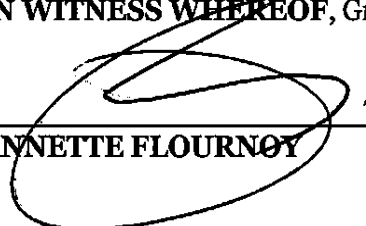
9232 South Clyde Avenue, Chicago, IL 60617

**FIDELITY NATIONAL
TITLE INSURANCE**

002460535

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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of this 27 day of March, 2024.



ANNETTE FLOURNOY (Seal)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT ANNETTE FLOURNOY**, personally known to me to be the same person whose name appears on the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering the instrument as a 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 notarial seal, this 27 day of March, 2024.



Notary Public

THIS INSTRUMENT WAS PREPARED BY:



Vincent Anthony Incopero, Esq.
381 North York Street, Suite 1
Elmhurst, IL 60126

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Facsimile: (630) 299-4579
E-mail: info@reallawgroup.com
Website: <https://www.reallawgroup.com>

File #: OC24001535

MAIL TO:

BMW Props LLC, an Illinois Limited Liability Company
1202 North 75th Street
Suite 125
Downers Grove, IL 60515

Grantee's Address

SEND SUBSEQUENT TAX BILLS TO:

BMW Props LLC, an Illinois Limited Liability Company
1202 North 75th Street
Suite 125
Downers Grove, IL 60515



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EXHIBIT A

Order No.: OC24001535

For APN/Parcel ID(s): 25-01-409-029-0000

For Tax Map ID(s): 25-01-409-029-0000



LOT 14 IN BLOCK 10 IN S. E. GROSS CALUMET HEIGHTS ADDITION TO SOUTH CHICAGO, A
SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

29-Mar-2024

		COUNTY:	45.00
		ILLINOIS:	90.00
		TOTAL:	135.00
25-01-409-029-0000		20240201636812 0-705-517-104	

REAL ESTATE TRANSFER TAX

29-Mar-2024

	CHICAGO:	675.00
	CTA:	270.00
	TOTAL:	945.00 *
25-01-409-029-0000 20240201636812 1-242-388-016		

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

Property of Cook County Clerk's Office