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WARRANTY DEED

Statutory (Illinois)

(Individuals to Limited Liability Company)

Doc#: 1933155048 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/27/2019 09:35 AM Pg: 1 of 3

Dec ID 20191101644537
ST/CO Stamp 1-422-575-968 ST Tax \$105.00 CO Tax \$52.50
City Stamp 0-957-565-280 City Tax: \$1,102.50

THE GRANTORS, QUINNIE EDWARDS and MARJORIE EDWARDS, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars and no (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY AND WARRANT to LM HOMES LLC, a limited liability company created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address: 14011 Erin Lane, Homer Glen, IL 60491, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(The Above Space For Recorder's Use Only)

Legal Description: See attached Exhibit "A"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies, if any; visible private and public roads and easements thereon; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 20-03-402-004-0000 and 20-03-402-005-0000

Address(es) of Real Estate: 4315-19 S Forrestville Ave, Chicago, IL 60653

Dated this 15th Day of November, 2019

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

Quinnie Edwards
Quinnie Edwards

(SEAL)

Marjorie Edwards
Marjorie Edwards

(SEAL)

(SEAL)

(SEAL)

19018910NC 1 of 3
PDB

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County in the State aforesaid, **DO HEREBY CERTIFY** that Quinnie Edwards and Marjorie Edwards, married to each other



personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge 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 15th day of November, 2019

Commission expires 20

NOTARY PUBLIC

This instrument was prepared by: Rodney C. Slutzky, Slutzky & Blumenthal, 33 North Dearborn, Suite 800, Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Dalton + Dalton
(Name)
6930 W 79th St
(Street Address)
Burbank, IL 60459
(City, State, Zip)

LM Homes, LLC
(Name)
C/O Mike D'Rourke
(Street Address)
11031 S. Trumbull
(City, State, Zip)
Chicago, IL 60655

MAIL TO:

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT "A"

PARCEL 1:

THAT PART OF LOT DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13 THENCE SOUTH ALONG THE EAST LINE OF FORRESTVILLE AVENUE 16 FEET 9 INCHES MORE OR LESS TO A POINT IN CENTER OF THE SOUTH WALL OF THE HOUSES ON THE NORTH PART OF LOT 13 KNOWN AS 4317 FORRESTVILLE AVENUE, THENCE EAST ALONG SAID LINE PARALLEL WITH THE NORTH LINE OF LOT 13, 125 FEET 3 1/2 INCHES MORE OR LESS TO AN ALLEY, THENCE NORTH ON THE WEST LINE OF ALLEY 16 FEET 9 INCHES MORE OR LESS TO THE NORTH LINE OF LOT 13, THENCE WEST ALONG THE NORTH LINE OF SAID LOT TO THE POINT OF BEGINNING, IN BLOCK 1 OF CRONKRITE AND COMPANY'S SUBDIVISION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER EAST OF VINCENNES ROAD IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE SOUTH HALF OF LOT 13 AND LOT 14 (EXCEPT THE SOUTH 16 3/4 FEET) IN BLOCK 1 IN B. F. CRONKRITE AND COMPANY'S SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS