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21071470590

Doc# 2107147059 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/12/2021 04:33 PM PG: 1 OF 4

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, BlueDane Investments, LLC, a Texas limited liability company, for and in consideration of Fifty Thousand and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to James Carpenter Southside LLC all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


*Stc 11001376E
5046*

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; 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.

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.



Permanent Real Estate Index Number(s): 20-21-125-057-0000
Address(es) of Real Estate: 6624 S Lowe, Chicago, IL 60621

Dated this January day of 21, 20 21

REAL ESTATE TRANSFER TAX		02-Feb-2021
	CHICAGO:	375.00
	CTA:	150.00
	TOTAL:	525.00 *

20-21-125-057-0000 | 20210101614177 | 0-372-904-976

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

REAL ESTATE TRANSFER TAX		04-Feb-2021
	COUNTY:	25.00
	ILLINOIS:	50.00
	TOTAL:	75.00

20-21-125-057-0000 | 20210101614177 | 1-997-804-560

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Josh Marass, Managing Member

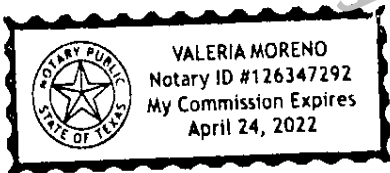


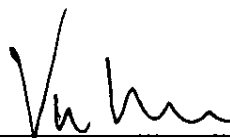
Elbert McGowan, Managing Member

STATE OF Texas, COUNTY Dallas . ss.
OF _____

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Josh Marass and Elbert McGowan, 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 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 21st day of January, 20 21.



 (Notary Public)

Prepared by:

Dana C. Siragusa
Siragusa Law
25 E. Washington Suite 700
Chicago, Illinois 60602


Mail to:

James Carpenter Southside LLC
872 Hillside Ave
Albany, CA 94706

Name and Address of Taxpayer:

James Carpenter Southside LLC
872 Hillside Ave
Albany, CA 94706

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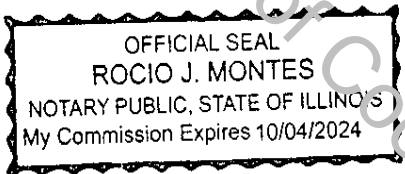
Josh Marass, Managing Manager

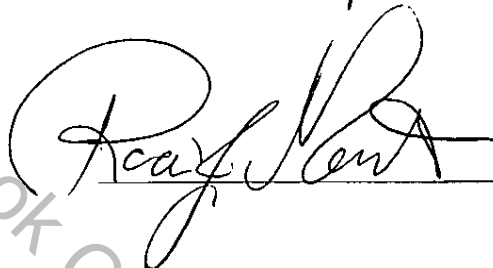
Elbert McGowan, Managing Manager

STATE OF IL, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Josh Marass ~~and Elbert McGowan~~, 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 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 12 day of January, 20 21.





(Notary Public)

Prepared by:

Dana C. Siragusa
Siragusa Law
25 E. Washington Suite 700
Chicago, Illinois 60602

Mail to:

Name and Address of Taxpayer:

James Carpenter Southside LLC

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Parcel 1:

Lot 40 in Block 2 in Mckey's Addition to Englewood, said Addition being a Subdivision of the East Half of the North West Quarter of the North East Quarter of Section 29, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 7121 South Aberdeen Street, Chicago, Illinois 60621

20-29-202-009-0000

Parcel 2:

Lot 72 in Weddell and Cox's Addition to Englewood, said Addition being a Subdivision of the East 1/2 of the Southwest 1/4 of Section 20, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 6755 South Throop Street, Chicago, Illinois 60636

20-20-306-023-0000

Parcel 3:

Lot 22 in Block 1 in Young and Ryon's Subdivision of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 7307 South Carpenter Street, Chicago, Illinois 60621

20-29-219-002-0000

Parcel 4:

The South 15.40 feet of the North 50.00 feet of the East 80.08 feet of Lot 3, also the South 25.80 feet of the North 50.00 feet of said Lot 8, (except the East 80.80 feet thereof) in Block 17 in Linden Grove, a Subdivision of the South 90 Acres and the West 35 Acres of the North 70 Acres of the Northwest Quarter of Section 21, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 6624 South Lowe Avenue, Chicago, Illinois 60621

20-21-125-057-0000

Parcel 5:

Lot 37 in Block 8 in Beck's Subdivision of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 7023 South Lowe Avenue, Chicago, Illinois 60621

20-21-324-008-0000

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I - Requirements, and Schedule B, Part II - Exceptions, and a countersignature by the Company or its issuing agent that may be in electronic form.

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008UN - ALTA Commitment For Title Insurance (8/1/16)

