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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/22/2021 10:13 AM PG: 1 OF 2

AFFIDAVIT AND MEMORANDUM OF JOINT VENTURE AGREEMENT

BEFORE ME, the undersigned authority, on this day personally appeared Julia Sheehan, who, being first duly sworn, deposes and says that:

1. A Joint Venture Agreement was entered into on February, 10, 2020 by and between Phillip Higgins and Franklin Escrow, LLC for the real property located at 10812 South King Dr., Chicago, IL 60628, Parcel ID 25153150190000, (see Exhibit "A" for legal description).
2. A copy of the Joint Venture Agreement, as well as a Payoff and Release of the encumbrances and obligations on the real estate contained therein, may be obtained by contacting Franklin Escrow, LLC, at P. O. Box 90891, Nashville, TN 37209; telephone number (615) 770-9921; and email address franklinescrowllc@gmail.com.

FURTHER AFFIANT SAYETH NOT.

Signed, sealed and delivered in the presence of:

FRANKLIN ESCROW, LLC

Julia Sheehan
Affiant: Julia Sheehan, Authorized Signed

11/24/2020
Date

STATE OF RI COUNTY OF Newport

The foregoing instrument was sworn to and subscribed before me this 24 day of Nov, 2020, by Julia Sheehan as Authorized Signer of Franklin Escrow, LLC, a Florida Limited Liability Company. She is personally known to me or has produced RI Driver's License as identification.

[Signature]
Notary Public

My Commission Expires: 7-14-2021

This instrument was prepared by and return original recorded document to:

Franklin Escrow, LLC
270 Bellevue Ave #303, Newport, RI 02840
P: (615) 770-9921 E: franklinescrowllc@gmail.com

MADELINE M. GRAUL
NOTARY PUBLIC OF RHODE ISLAND
Comm. # 761180
My Commission Expires 7/14/2021


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EXHIBIT "A"

Legal Description of Real Property:

Common Address: 10812 South Dr. Martin Luther King Drive, Chicago, Illinois 60628

PIN: 25-15-315-019-0000

 LOT 2690 IN FREDRICK H. BARTLETT'S GREATER CHICAGO SUBDIVISION NUMBER 6 IN THE EAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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