

SPECIAL WARRANTY DEED

Doc#. 2120103116 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/20/2021 07:57 AM Pg: 1 of 6

ILLINOIS STATUTORY

Prepared By:
VC Legal, LLC
1136 S. Delano Ct. West, #B201
Chicago, IL 60605
(312)-796-8671

Dec ID 20210601672824
ST/CO Stamp 0-604-455-696 ST Tax \$53.50 CO Tax \$26.75
City Stamp 1-862-517-520 City Tax: \$590.40

Name and Address of Taxpayer
Seem Group, LLC, 3310 S. Moody
Ave., Burbank, Illinois 60459

RECORDER'S STAMP

THE GRANTORS, Nuegirt Carter, David Carter III, Damita Carter, Michael Carter, and Timothy Carter, for and in consideration of \$10 (ten dollars), in hand paid, CONVEY(S) and releases, remises, aliens, and conveys to Seem Group, LLC, and Illinois Limited Liability Corporation, all interest in the following described Real Estate situated in the city of Chicago, county of Cook, state of Illinois, to wit:

Handwritten note: 10/27/2021

LOT 35 (EXCEPT THE SOUTH 17 FEET AND 6 INCHES THEREOF) AND THE SOUTH 21 FEET OF LOT 36 IN BLOCK 1 IN AVONDALE, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE THIRTEEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 19-24-203-033-0000
Address of Real Estate: 6344 South Rockwell Street, Chicago, IL 60629

Landtrust Title
120 S. LaSalle St
Suite 1700
Chicago, IL 60603

And the party(s) of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend;

SUBJECT TO: Any general real estate taxes not yet due and payable at the time of Closing and covenants, conditions, and restrictions of record.

Dated this 26th day of May, 2021.

In Witness Whereof, Nuegirt Carter, David Carter III, Damita Carter, Michael Carter, and Timothy Carter have hereunto set his hands and seals.

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

ILLINOIS STATUTORY

Prepared By:

VC Legal, LLC

1136 S. Delano Ct. West, #B201

Chicago, IL 60605

(312)-796-8671

Name and Address of Taxpayer

Seem Group, LLC 8310 S. Moody

Ave., Burbank, Illinois 60459

REAL ESTATE TRANSFER TAX		12-Jul-2021
COUNTY:		26.75
ILLINOIS:		53.50
TOTAL:		80.25
19-24-203-033-0000 20210601672824 0-604-455-696		

REAL ESTATE TRANSFER TAX		12-Jul-2021
CHICAGO:		401.25
CTA:		160.50
TOTAL:		561.75 *
19-24-203-033-0000 20210601672824 1-862-517-520		
* Total does not include any applicable penalty or interest due.		

RECORDER'S STAMP

THE GRANTORS, **Nuegirt Carter, David Carter III, Damita Carter, Michael Carter, and Timothy Carter**, for and in consideration of \$10 (ten dollars), in hand paid, CONVEY(S) and releases, remises, aliens, and conveys to **Seem Group, LLC, and Illinois Limited Liability Corporation**, all interest in the following described Real Estate situated in the city of Chicago, county of Cook, state of Illinois, to wit:

LOT 35 (EXCEPT THE SOUTH 17 FEET AND 6 INCHES THEREOF) AND THE SOUTH 21 FEET OF LOT 36 IN BLOCK 1 IN AVONDALE, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE THIRTEEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 19-24-203-033-0000

Address of Real Estate: 6344 South Rockwell Street, Chicago, IL 60629

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SUBJECT TO: Any general real estate taxes not yet due and payable at the time of Closing and covenants, conditions, and restrictions of record.

Dated this 29 day of MAY, 2021.

In Witness Whereof, **Nuegirt Carter, David Carter III, Damita Carter, Michael Carter, and Timothy Carter** have hereunto set his hands and seals.

UNOFFICIAL COPY**SPECIAL WARRANTY
DEED****ILLINOIS STATUTORY**Prepared By:

VC Legal, LLC

1136 S. Delano Ct. West, #B201

Chicago, IL 60605

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Name and Address of Taxpayer

Seem Group, LLC 8310 S. Moody

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RECORDER'S STAMP

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SUBJECT TO: Any general real estate taxes not yet due and payable at the time of Closing and covenants, conditions, and restrictions of record.

Dated this 4 day of JUNE, 2021.

In Witness Whereof, **Nuegirt Carter, David Carter III, Damita Carter, Michael Carter, and Timothy Carter** have hereunto set his hands and seals.

UNOFFICIAL COPY

Nuegirt Carter

Date

David Carter III

Date

[Signature]

5.26.21

Damita Carter

Date

Michael Carter

Date

Timothy Carter

Date

STATE OF Texas }
County of Dallas }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ~~Nuegirt Carter, David Carter III, Damita Carter, Michael Carter, and Timothy Carter~~ personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered 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.

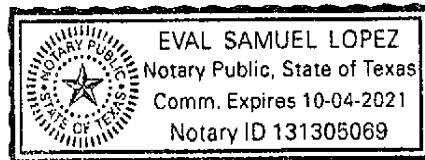
Given under my hand and notarial seal, this 26th day of May, 2021.

[Signature]

Notary Public

(SEAL)

My commission expires on 10/4/2021.



After Recording Mail to:

Seem Group, LLC
8310 South Moody Ave.
Burbank, Illinois 60459

UNOFFICIAL COPY

X Nuegirt Carter 5-29-21

 Nuegirt Carter Date

X David Carter III 5-29-21

 David Carter III Date

 Damita Carter Date

Michael Carter 5-29-21

 Michael Carter Date

 Timothy Carter Date

STATE OF Illinois }
 County of Cook }

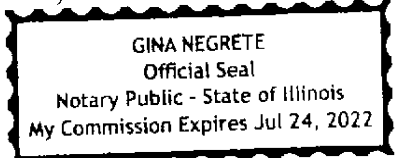
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Nuegirt Carter, , David Carter III, ~~Damita Carter~~, Michael Carter, and ~~Timothy Carter~~** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered 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 29TH day of MAY 2021.

Gina Negrete (SEAL)

 Notary Public

My commission expires on 07-24-22.



After Recording Mail to:

Seem Group, LLC
 8310 South Moody Ave.
 Burbank, Illinois 60459

UNOFFICIAL COPY

Nuegirt Carter

Date

David Carter III

Date

Damita Carter

Date

Michael Carter

Date



06/4/2021

Timothy Carter

Date

STATE OF Texas }
County of Tarrant }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ~~Nuegirt Carter, David Carter III, Damita Carter, Michael Carter, and Timothy Carter~~ personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered 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 4th day of June 2021.

 (SEAL)
Notary Public

My commission expires on 02-17-2024.

After Recording Mail to:

Seem Group, LLC
8310 South Moody Ave.
Burbank, Illinois 60459

