# **UNOFFICIAL COPY**

41065564 1/5

WARRANTY DEED

Statutory Illinois

CIT THE GRANTOR.

PROPERTIES, LLC, an Illinois Limited Liability Company, of the City of CHICAGO, State of ILLINOIS for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid,

CONVEYS and WARRANT'S TO:

JBLENDZ COMMUNICATIONS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, of Doc#. 2219906223 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/18/2022 11:33 AM Pg: 1 of 4

Dec ID 20220701667548

ST/CO Stamp 1-308-206-160 ST Tax \$247.50 CO Tax \$123.75

City Stamp 1-503-110-224 City Tax: \$2,598.75

the following described Real Estate situated in the Courty of Cook, in the State of Illinois, to wit:

## SEE LEGAL DESCRIPTION ATTACHED HERETO.

Property Index Number (PIN): 25-34-312-041-0000, 25-34-312-041-0000 and 25-34-312-043-0000

Subject only to the following, if any: covenants, conditions, and restrictions of record; building lines and easements, general real estate taxes not yet due and payable at the time of Closing;

hereby releasing and waiving all rights under the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises FOREVER.

Address of Real Estate: 307, 315 and 325 East 137th St., Chicago, IL 60827

REAL ESTATE	TRANSFER	TAX	1 1~Jul-2022
	A THE WAY	COUNTY:	123.75
S		ILLINOIS:	247,50
		TOTAL:	371.25
25-34-312	-041-0000	20220701667548	1-308-206-160

REAL ESTATE TRAN	SFER TAX	11-Jul- <u>2022</u>
	CHICAGO:	1,856.25
	CTA:	742.50
	TOTAL:	2,598.75 *
25-34-312-041-0000	20220701667548	1-503-110-224

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

[SIGNATURE ON FOLLOWING PAGE]

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DATED this 1 day of July , 2022.
EUGENE BENJAMIN PROPERTIES, LLC
By: Landra Carryl, MANAGER
State of <u>Illinois</u> ) SS
County of <u>Coole</u>
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SANDRA CARRYL, AS MANAGER OF EUGENE BENJAMIN PROPERTIES, LLC, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 day of
OFFICIAL SEA'L CYNTHIA MENDEZ NOTARY PUBLIC NOTARY PUBLIC NOTARY PUBLIC - STATE OF LINOIS MY COMMISSION EXPIRES: 1/17/24
Commission expires:
This instrument was prepared by:
SHERWOOD LAW GROUP 218 N. Jefferson Street Suite #401 Chicago, IL 60661
Deed to: 4
Mail to: Send subsequent tax bills to: 6\artillo aeldles.
Sharon Kirkpatrick Attorney at Law  JBLENDZ COMMUNICATIONS, LLC  4800 S. Chicago Beach 08-
Chicaeyo, 28 60615

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### EXHIBIT "A"

#### PARCEL 1:

LOT 5 (EXCEPT THE SOUTH 66 FEET OF THE NORTH 766 FEET THEREOF TAKEN FOR OPENING 137TH STREET BY THE CITY OF CHICAGO PURSUANT TO ORDER ENTERED IN CASE NO. 39194 CO AND ALSO EXCEPT THE NORTH 503 FEET THEREOF) IN DOLTON'S SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER, SOUTH OF THE RIVER, SECTION 34, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOT 7 (EXCEND PHE NORTH 66 FEET OF THE SOUTH 445.1 FEET THEREOF TAKEN FOR OPENING 1371'H STREET BY THE CITY OF CHICAGO PURSUANT TO ORDER ENTERED IN CASE NO. 39194 CO) IN FICK'S SUBDIVISION OF LOT 6 IN DOLTON'S SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 34 (EXCEPT THAT PART THEREOF TAKEN FOR OPENING OF 137TH STREET) TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, JULINOIS.

### PARCÉL 3:

LOTS 9, 10, 11 AND 12 IN SPONDLY'S SULD'VISION OF LOT 7 AND THE WEST 74 FEET OF LOT 8 IN DOLTON'S SUBDIVISON OF A PART OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MER'DIAN. IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

VACATED EAST 137TH STREET LYING SOUTH OF AND ADJOINING LOTS 9 AND 10 AND NORTH OF AND ADJOINING LOTS 11 AND 12, AS VACATEL BY ORDINANCE RECORDED APRIL 1, 1927 AS DOCUMENT NO. 9599720, IN SPONDLY'S SUBDIVISION OF LOT 7 AND THE WEST 74 FEET OF LOT 8 IN DOLTON'S SUBDIVICOR OF A PART OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 307, 315 and 325 East 137th Street, Chicago, IL 60827

Tax Number: 25-34-312-041-0000

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Property address: 307, 315 and 325 East 137th Street, Chicago, IL 60827

Tax Number: 25-34-312-043-0000

Property of County Clerk's Office