

# UNOFFICIAL COPY

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## WARRANTY DEED Statutory Illinois

# GIT

THE GRANTOR,

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

**EUGENE BENJAMIN 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 WARRANTS TO:

**JBLENDZ COMMUNICATIONS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, of

\_\_\_\_\_

the following described Real Estate situated in the County 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		11-Jul-2022	
	COUNTY:		123.75
	ILLINOIS:		247.50
	TOTAL:		371.25
25-34-312-041-0000   20220701667548   1-308-206-160			

REAL ESTATE TRANSFER TAX		11-Jul-2022	
	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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## 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 (EXCEPT THE NORTH 66 FEET OF THE SOUTH 445.1 FEET THEREOF TAKEN FOR OPENING 137TH 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, ILLINOIS.

### PARCEL 3:

LOTS 9, 10, 11 AND 12 IN SPONDLY'S SUBDIVISION OF LOT 7 AND THE WEST 74 FEET OF LOT 8 IN DOLTON'S SUBDIVISION 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.

### 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 VACATED 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 SUBDIVISION 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.

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Property of Cook County Clerk's Office