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Chicago Title Insurance Company
QUIT CLAIM DEED
ILLINOIS STATUTORY



Doc# 2409208035 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/1/2024 4:25 PM
PAGE: 1 OF 3

THE GRANTOR, **Free and Clear Enterprise, LLC**, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to **Blackwell Cap, LLC**, an Delaware limited liability company, of 3509 SW 29th Avenue, Cape Coral, Florida, 33914, County of Lee, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 37 AND 38 IN BLOCK 2 IN HIGH RIDGE ADDITION TO AUBURN, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


THIS IS NOT A HOMESTEAD PROPERTY


SUBJECT TO: Covenants, conditions and restrictions of record, including 2023 2nd installment and subsequent years, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



Permanent Real Estate Index Number: 20-32-202-024-0000
Address of Real Estate: 7934-7936 South Carpenter Street
Chicago, Illinois 60620

Dated this 1st day of March, 2024

Free and Clear Enterprise, LLC
an Illinois limited liability company

By: 
Phillippe Joseph
Sole Manager

| REAL ESTATE TRANSFER TAX | 01-Apr-2024 |
|---|---------------|
|  | CHICAGO: 0.00 |
| | CTA: 0.00 |
| | TOTAL: 0.00 * |

| REAL ESTATE TRANSFER TAX | 01-Apr-2024 |
|---|----------------|
|  | COUNTY: 0.00 |
|  | ILLINOIS: 0.00 |
| | TOTAL: 0.00 |

20-32-202-024-0000 | 20240401667430 | 0-737-162-800

20-32-202-024-0000 | 20240401667430 | 2-140-780-080

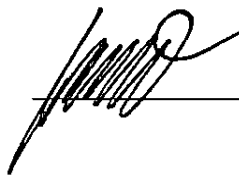
* Total does not include any applicable penalty or interest due.

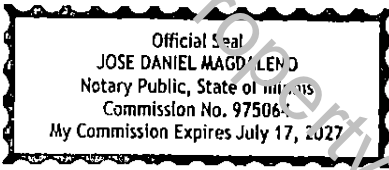
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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Phillippe Joseph, Sole Manager of Free and Clear Enterprise, LLC, an Illinois limited liability company, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of March, 2024

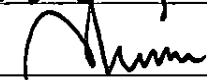
 _____ (Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH

(e)(4) SECTION 31-45,
REAL ESTATE TRANSFER TAX LAW

DATE: March 1, 2024



Signature of Buyer, Seller or Representative


| <i>Prepared By:</i> | <i>Mail To:</i> | <i>Name & Address of Taxpayer:</i> |
|---|---|---|
| Daniel G. Lauer, Esq. 1424 West Division Street Chicago, Illinois 60642 | Daniel G. Lauer, Esq. 1424 West Division Street Chicago, Illinois 60642 | Free and Clear Enterprise, LLC 401 North Wabash Avenue Unit 70D Chicago, Illinois 60611 |

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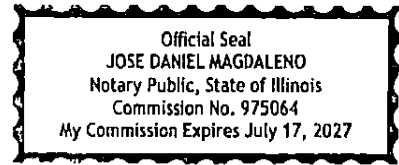
STATEMENT BY GRANTOR AND GRANTEE


The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 1, 2024

Signature 
Grantor or Agent


SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Phillippe Joseph
THIS 1 DAY OF March, 2024.



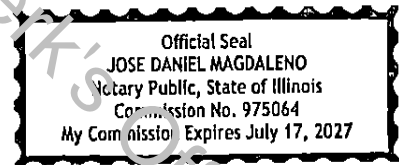
NOTARY PUBLIC 

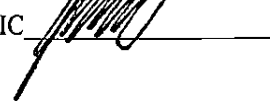
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated March 1, 2024

Signature 
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Phillippe Joseph
THIS 1 DAY OF March, 2024.



NOTARY PUBLIC 

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]