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AP 210440A 5/7
PREPARED BY:
Johnson & Bell, LTD.
33 West Monroe Street
Suite 2700
Chicago, IL 60601

Doc# 2424323038 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 8/30/2024 2:44 PM
PAGE: 1 OF 4

And

AFTER RECORDING
RETURN TO:
George Ellis Branch, Jr
6926 S. Michigan Ave.
Chicago, IL 60637

Property Address:
6926 S. Michigan Ave.
Chicago, IL 60637

PIN Numbers:
20-22-313-029-0000

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

by

Johnson & Bell, LTD.

Dated: As of July 7, 2024

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P 4
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INTRV

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AP210440A 5/7

PREPARED BY:

John D. Malarkey
JOHNSON & BELL, LTD
33 West Monroe Street, Suite 2700
Chicago, Illinois 60603

WHEN RECORDED

RETURN TO:

GEORGE BRANCH
6926 S MICHIGAN AVENUE
CHICAGO, ILLINOIS 60637

WARRANTY DEED

THE GRANTOR, 6900 SOUTHSIDE, LLC, an Illinois limited liability company, whose address is 6926 S. Michigan Avenue, Chicago, Illinois 60637, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to GEORGE BRANCH, an unmarried man, whose address is 8124 S. Blackstone, Chicago, Illinois 60619, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:


FOR LEGAL DESCRIPTION

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.



Property Address: 6926 SOUTH MICHIGAN AVENUE, CHICAGO, IL 60637

P.I.N.: 20-22-313-029-0000

REAL ESTATE TRANSFER TAX		28-Aug-2024
	CHICAGO:	2,250.00
	CTA:	900.00
	TOTAL:	3,150.00 *

20-22-313-029-0000 | 20240801686972 | 0-845-676-336

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

REAL ESTATE TRANSFER TAX		30-Aug-2024
	COUNTY:	150.00
	ILLINOIS:	300.00
	TOTAL:	450.00

20-22-313-029-0000 | 20240801686972 | 2-010-443-048

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8/7/, 2024

6900 SOUTHSIDE, LLC

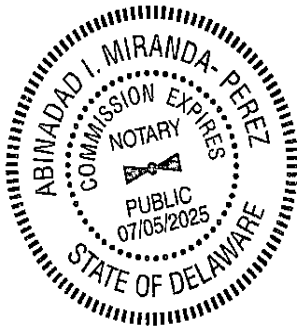
By: Bernard Seidl
Its: Manager

STATE OF Delaware,
COUNTY OF Sussex) SS.

I, Abinadad I. Miranda-Perez, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that BERNARD SEIDL is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 7 day of August, 2024.

Abinadad I. Miranda-Perez
Notary Public



SEND FUTURE TAX BILLS TO:
GEORGE BRANCH
6926 S. MICHIGAN AVENUE
CHICAGO, ILLINOIS 60637

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EXHIBIT A

THE NORTH HALF OF LOT 6 IN BLOCK 8 IN N. LANCASTER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 6926 S. MICHIGAN AVENUE, CHICAGO, IL 60637

P.I.N.: 20-22-313-029-0000

Property of Cook County Clerk's Office