

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
LIMITED LIABILITY COMPANY

Doc#: 1624518049 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/01/2016 10:58 AM Pg: 1 of 3

Dec ID 20160801648147  
ST/CO Stamp 0-399-944-512 ST Tax \$150.00 CO Tax \$75.00

16850101002LP  
10/1/16  
Preparer File: 9814  
FATIC No: 16850101002LP

THE GRANTOR, Summerseat Capital LLC, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to Brightleaf Homes LLC, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

This is NOT homestead property  
SUBJECT TO: Covenants, conditions and restrictions of record; General taxes for the year 2016 and subsequent years; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.


Permanent Real Estate Index Number(s): 18-04-404-010-0000


Address(es) of Real Estate: 127 Bluff Avenue  
La Grange, IL 60525

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Member, this:

23<sup>rd</sup> day of August, 2016

Summerseat Capital LLC

By:   
Alex Szathmary, Member

 First American  
Title Insurance Company

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STATE OF ILLINOIS, COUNTY OF *Cook*

SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Alex Szathmary, personally known to me to be the Member of the Summerseat Capital LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Alex Szathmary signed and delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this *23rd* day of *August*, 20*16*.



Notary Public *[Signature]*

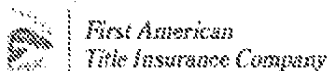
Prepared by:  
Michael J. Wilson & Associates, P.C.  
309 West Washington Street Suite 1200  
Chicago, IL 60606



Mail to:  
Joseph Hill  
9100 West Plainfield Road  
Brockfield, IL 60513

Name and Address of Taxpayer:  
Brightleaf Homes LLC  
3830 Madison  
Brockfield, IL 60513

| REAL ESTATE TRANSFER TAX  |           | 30-Aug-2016                    |
|---|-----------|--------------------------------|
|  | COUNTY:   | 75.00                          |
|  | ILLINOIS: | 150.00                         |
|   | TOTAL:    | 225.00                         |
| 18-04-404-010-0000  |           | 20160801648147   0-399-944-512 |



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## Exhibit "A" – Legal Description

THE WEST 140 FEET OF LOT 9 IN BLOCK 1 IN E.S. BADGER'S RESUBDIVISION OF PART OF BLOCKS 1 AND 2 OF E.S. BADGER'S SUBDIVISION OF THAT PART (EXCEPT RAILROAD) OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF BLUFF AVENUE EXCEPT 2 ACRES LYING EAST OF THE CENTER LINE OF BLUFF AVENUE AND WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, JOLIET RAILWAY COMPANY; THE NORTH LINE OF SAID 2 ACRES BEING PARALLEL TO THE CENTER LINE OF 47TH STREET AND EXCEPT LAND OWNED BY THE VILLAGE OF LAGRANGE DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF COSSITT AND EAST AVENUE; THENCE WEST ALONG THE SOUTH LINE OF COSSITT AVENUE 259.60 FEET; THENCE SOUTH ON A LINE PARALLELL TO THE WEST LINE OF EAST AVENUE 275 FEET; THENCE EAST ON A LINE PARRALEL TO THE SOUTH LINE OF SOCCITT AVENUE 259.60 FEET TO THE WEST LINE OF EAST AVENUE, THENCE NORTH ALONG THE WEST LINE OF EAST AVENUE 275 FEET TO THE PLACE OF BEGINNING.

Property of Cook County Clerk's Office



First American  
Title Insurance Company