

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY

Doc#: 1735315042 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/19/2017 11:40 AM Pg: 1 of 2

Dec ID 20171201667298  
ST/CO Stamp 0-206-902-304 ST Tax \$1,230.00 CO Tax \$615.00  
City Stamp 1-398-166-560 City Tax: \$12,915.00

GIT No.: 40035795 (1/3)

GIT

THE GRANTOR, EQUITYBUILD, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the corporation, CONVEY(S) and WARRANT(S) to SSDF4 6250 S. MOZART LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, the following described Real Estate situated in the County of Cook in the State of State, to wit:

LOTS 16 AND 17 IN BLOCK 15 IN COBE AND MCKINNON'S 63RD STREET AND SACRAMENTO AVENUE SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 19-13-330-038-0000

Address(es) of Real Estate: 6250 S. MOZART STREET, CHICAGO, ILLINOIS 60629

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its President this 8<sup>th</sup> day of December, 2017.

EQUITYBUILD, INC., a Florida corporation

  
By: Jerry Cohen  
Its: President

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STATE OF Florida, COUNTY OF manatee SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Jerry Cohen, personally known to me to be the President of the EquityBuild, Inc., a Florida corporation, and 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 severally acknowledged that as such President signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 8<sup>th</sup> day of December, 2017.



Jessica Baier  
Notary Public

Prepared by:

Rock Fusco & Connelly, LLC  
Ioana Salajanu  
321 N. Clark Street Suite 2200  
Chicago, Illinois 60654

Mail to:

Rock Fusco & Connelly, LLC  
Ioana Salajanu  
321 N. Clark Street Suite 2200  
Chicago, Illinois 60654

Name and Address of Taxpayer:

SSDF4 6250 S. Mozart LLC  
757 E 20th Ave Suite 370  
Denver, CO 80205

REAL ESTATE TRANSFER TAX		18-Dec-2017
	COUNTY:	615.00
	ILLINOIS:	1,230.00
	TOTAL:	1,845.00
19-13-330-038-0000   20171201667298   0-206-001-331		

REAL ESTATE TRANSFER TAX		18-Dec-2017
	CHICAGO:	9,225.00
	CTA:	3,690.00
	TOTAL:	12,915.00 *
19-13-330-038-0000   20171201667298   1-398-166-560		

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