

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

**THE GRANTOR, Second City Equity, LLC**, a Texas limited liability company, of 7703 North Lamar Blvd., Suite 205, Austin, TX for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto grantee

Doc#: 1824725001 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/04/2018 09:56 AM Pg: 1 of 3

Dec ID 20180801667285  
ST/CO Stamp 0-385-933-088 ST Tax \$78.50 CO Tax \$39.25

Above space for Recorder's Use only

**J&D CONSTRUCTION 55 LLC**, an Illinois limited liability company, of Chicago, Illinois, the following described real estate:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 50 Willow Rd , Matteson, IL 60443  
Permanent Real Estate Index Number: 31-17-106-002-0000

TO HAVE AND TO HOLD the same forever. The Grantor warrants to the grantee and its successors in title that the Grantor has not created or permitted to be created any lien, charge, or encumbrance against said real estate except as herein set out; and grantor covenants that it will defend said premises to the extent of the warranties made herein against lawful claims of all persons.

**SUBJECT TO:** General real estate taxes for the year 2018 and subsequent years, and covenants, conditions, restrictions and easements of record.

In witness whereof, the Grantor has executed this Deed effective as of the 21<sup>st</sup> day of August 2018.

SECOND CITY EQUITY, LLC

By: [Signature]  
Authorized Signer Joseph Sevek



Prepared by Peter G. Hallam, Esq. 1034 Sterling, Flossmoor, IL 60422

After Recording, Mail to:  
Robert S. Jenkins  
175 West Jackson - #2275  
Chicago, IL 60604

Send Subsequent Tax Bills To: J&D Construction  
8219 South Paxton  
Chicago, IL 60617  
55 LLC.

FIDELITY NATIONAL TITLE 0C18014648A

1 of 1

REAL ESTATE TRANSFER TAX		27-Aug-2018
	COUNTY:	39.25
	ILLINOIS:	78.50
	TOTAL:	117.75
31-17-106-002-0000   20180801667285   0-385-933-088		

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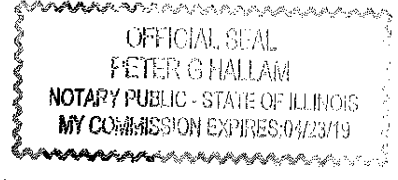
State of Illinois        )  
                                   )  
 County of Cook        )        ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Joseph Sevcik, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as an authorized signer for Second City Equity, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this 24<sup>th</sup> day of August, 2018.

Commission expires 4/23/19

*Peter G. Hallam*  
 \_\_\_\_\_  
 Notary Public



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## EXHIBIT A

LOT 478 IN WOODGATE GREEN, UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 17, AND PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 17 TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1972 AS DOCUMENT NO. 22083599, IN COOK COUNTY, ILLINOIS.

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