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Special Warranty Deed

ILLINOIS

Doc#: 1914447141 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/24/2019 10:08 AM Pg: 1 of 3

Dec ID 20190501668753
ST/CO Stamp 1-633-906-592 ST Tax \$76.00 CO Tax \$38.00

Above Space for Recorder's Use Only

THIS AGREEMENT between Trycon Capital, LLC, a Colorado Limited Liability Company (a/k/a Trycon Capital) and duly authorized to transact business in the State of Colorado, whose mailing address is 7721 W. 6th Ave. Unit I, Lakewood, CO 80214, party of the first part, and GCIY Properties, LLC, whose address is 9016 W. 140th Street Unit 2C, Orland Park, IL 60462, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Manager(s) of said limited liability company, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Legal Description:

LOTS 22, 23 AND 24 (EXCEPT THE SOUTH 62.5 FEET THEREOF) IN BLOCK 8 IN AVIATION ADDITION SUBDIVISION OF BLOCKS 1 TO 8 IN COMMUNITY CENTER ADDITION, BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 30-29-322-053-0000



Property Address(es): 17748 Henry Street, Lansing, IL, 60438

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described in legal description herein, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT TO: General taxes for 2018 and subsequent years; Covenants, conditions and restrictions of record, if any; Building lines and easements of record, if any; Building and Zoning violations, if any, and any other matters of record

REAL ESTATE TRANSFER TAX

		21-May-2019
	COUNTY:	38.00
	ILLINOIS:	76.00
TOTAL:		114.00
30-29-322-053-0000		20190501668753 1-633-906-592

© By FNTIC 2018

**FIDELITY NATIONAL
TITLE INSURANCE**

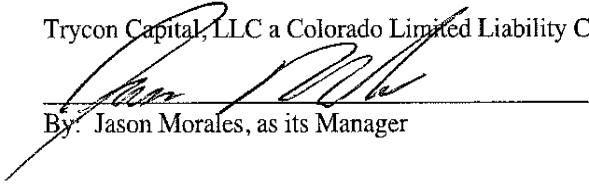
0 C19008405

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The date of this deed of conveyance is May 9, 2019.

IN WITNESS WHEREOF, the party of the first part has caused its name to be signed to by its authorized Manager, on the date stated herein.

Trycon Capital, LLC a Colorado Limited Liability Company

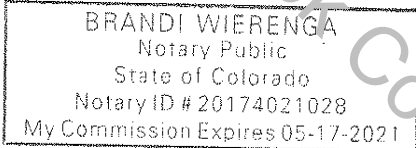

By: Jason Morales, as its Manager

State of COLORADO

County of Jefferson

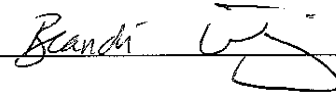
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me, JASON MORALES, as authorized Manager for Trycon Capital, LLC a Colorado Limited Liability Company, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such authorized Manager, they signed and delivered the said instrument, pursuant to authority given by the Operating Agreement 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.

(Impress Seal Here)



Given under my hand and official seal this 05/9/19.

(My Commission Expires 5-17-2021)



Notary Public

<p>This instrument was prepared by: Brian Hanlon, attorney Hanlon LLC law office 490 Pennsylvania Ave. Glen Ellyn, IL 60137</p>	<p>Send subsequent tax bills to: <u>LLC</u> <u>GCIY Properties</u> <u>9016 W 140th St</u> <u>unit 2C</u> <u>Orland Park, IL</u> <u>60402</u></p>	<p>Recorder-mail recorded document to: <u>Castle Law, LLC</u> <u>13903 S. Bell Rd</u> <u>Homer Glen, IL</u> <u>60491</u></p>
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Village of Lansing

Patricia Eidam
Mayor



Office of the Treasurer

Arlette Frye
Treasurer

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Trycon Capital
7721 W 6th Avenue, #1
Lakewood, CO 80114

Telephone: 630-679-5417

Attorney or Agent: Ed Lukasik, Jr
 Telephone No.: 630-679-5417

Property Address: 17748 Henry Street
Lansing, IL 60438

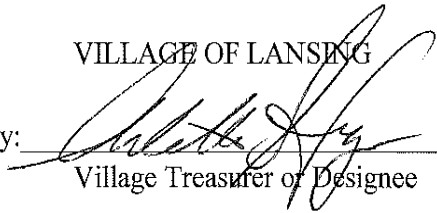
Property Index Number (PIN): 30-29-322-053-0000

Water Account Number: 111 2860 00 03

Date of Issuance: May 16, 2019

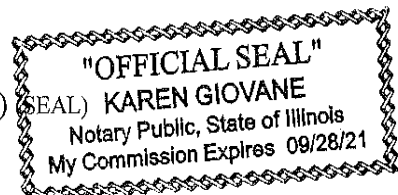
(State of Illinois)
(County of Cook)
This instrument was acknowledged before
me on May 16, 2019 by
Karen Giovane

VILLAGE OF LANSING

By: 
Village Treasurer or Designee



(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.