

UNOFFICIAL COPY

Doc#: 1924955151 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/06/2019 12:04 PM Pg: 1 of 2

Dec ID 20190801675820
ST/CO Stamp 0-254-460-512 ST Tax \$160.00 CO Tax \$80.00

SPECIAL WARRANTY DEED



THE GRANTOR, UNITED VISION INVESTMENT, LLC, an Illinois limited liability company having a primary business address of 5202 S. Ingleside Drive, Unit 1S, Chicago, Illinois 60615, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, hereby GRANT, BARGAIN SELL AND CONVEY to GRANTEE, SONYA RODGERS, a married woman, currently residing at 1623 Dixie Highway, Flossmoor, Illinois 60422, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

A TRACT OF LAND COMPRISING PART OF THE SOUTH 384.12 FEET OF THE NORTH 898.50 FEET OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 898.50 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7 SAID POINT BEING 760 FEET WEST OF THE EAST LINE OF SAID SECTION AND RUNNING THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 329.63 FEET TO A CENTER LINE OF DIXIE HIGHWAY; THENCE NORTHWESTERLY ALONG SAID CENTER LINE A DISTANCE OF 153.01 FEET; THENCE NORTHEASTERLY TO SAID CENTER LINE OF DIXIE HIGHWAY A DISTANCE OF 125 FEET; THENCE EASTERLY ALONG A CURVED LINE CONVEXED NORTHERLY TANGENT TO LAST DESCRIBED COURSE AND HAVING A RADIUS OF 301.85 FEET A DISTANCE OF 193.08 FEET; THENCE EASTERLY ALONG A CURVED LINE CONVEXED SOUTHERLY HAVING A COMMON TANGENT WITH THE LAST DESCRIBED CURVED LINE AND HAVING A RADIUS OF 709.64 FEET A DISTANCE OF 74.52 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 760 FEET OF SAID SOUTHEAST 1/4 OF SECTION 7; THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 172.19 FEET TO THE POINT OF BEGINNING EXCEPT FROM SAID TRACT OF LAND THAT PART FALLING IN DIXIE HIGHWAY, ALL IN COOK COUNTY, ILLINOIS.

AND THE SAID GRANTEE does hereby covenant with the GRANTEE that it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charges, except as herein recited; and that it will warrant and defend said premises, against all persons lawfully claiming, or to claim the same, by, through or under it,

TO HAVE AND TO HOLD said premises in severalty, forever.

Permanent Real Estate Index Number(s): 32-07-401-019-0000
Address(es) of Real Estate: 1623 Dixie Highway, Flossmoor, Illinois 60422

REAL ESTATE TRANSFER TAX		03-Sep-2019
	COUNTY:	80.00
	ILLINOIS:	160.00
	TOTAL:	240.00

32-07-401-019-0000 | 20190801675820 | 0-254-460-512

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Dated: AUGUST 29, 2019

UNITED VISION INVESTMENT, LLC
an Illinois limited liability company

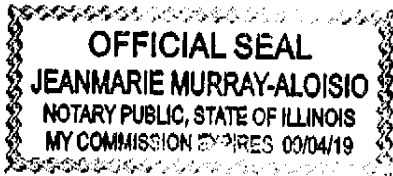
 (Sign)

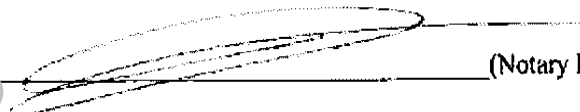
By: Kazuhisa Nomura
Its: Authorized Manager

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KAZUHISA NOMURA, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument and authorized signatory of United Vision Investment, LLC, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of AUGUST, 20 19.



 (Notary Public)

Prepared by:
Jeffrey D. Woods, Esq.
357 W. Chicago Ave., Unit 205
Chicago, Illinois 60654

Mall to:
Sonya Rodgers
1623 Dixie Highway
Flossmoor, IL 60422

Name and Address of Taxpayer:
Sonya Rodgers
1623 Dixie Highway
Flossmoor, IL 60422