

# UNOFFICIAL COPY

Doc#: 1931255034 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/08/2019 09:30 AM Pg: 1 of 3

Dec ID 20191001630077  
ST/CO Stamp 1-343-328-608 ST Tax \$75.00 CO Tax \$37.50  
City Stamp 0-930-943-328 City Tax: \$787.50

## 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**

Above space for Recorder's Use only

**MAX REMODELERS, INC., an Illinois corporation, of 15725 113<sup>th</sup> Ave., Orland Park, IL 60467, the following described real estate:**

**LOT 46 (EXCEPT THE SOUTH 5 FEET THEREOF) AND THE SOUTH 10 FEET OF LOT 47 IN BLOCK 3 IN THORNTON HALLS WASHINGTON HEIGHTS A SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN HITS SECTION 17, ADDITION TO WASHINGTON HEIGHTS BEING IN THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as: 10405 South Sangamon, Chicago, IL 60643  
Permanent Real Estate Index Number: 25-17-213-061-0000

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 2019 and subsequent years, and covenants, conditions, restrictions and easements of record.

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

*After Recording, Mail to:*

Joseph Barbaro, Esq.  
9760 S. Roberts Road #2A  
Palos Hills, IL 60465

*Send Subsequent Tax Bills To:*

Max Remodelers, Inc.  
15725 113<sup>th</sup> Ave  
Orland Park, IL 60467

FIDELITY NATIONAL TITLE

DC19029539A

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In witness whereof, the Grantor has executed this Deed effective as of the 27th day of October, 2019.

SECOND CITY EQUITY, LLC

By: \_\_\_\_\_  
Authorized Signer

<b>REAL ESTATE TRANSFER TAX</b>		<b>05-Nov-2019</b>	
		<b>COUNTY:</b>	<b>37.50</b>
		<b>ILLINOIS:</b>	<b>75.00</b>
		<b>TOTAL:</b>	<b>112.50</b>
25-17-213-067-0000		20191001830077   1-343-328-608	

<b>REAL ESTATE TRANSFER TAX</b>		<b>05-Nov-21 19</b>	
		<b>CHICAGO:</b>	<b>562.50</b>
		<b>CTA:</b>	<b>225.00</b>
		<b>TOTAL:</b>	<b>787.50 *</b>
25-17-213-067-0000		20191001830077   0-630-643-328	

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

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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 20<sup>th</sup> day of October, 2019.

Commission expires 4/23/23 \_\_\_\_\_  
Peter G Hall  
 Notary Public



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