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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#: 2004506145 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/14/2020 12:16 PM Pg: 1 of 3

Dec ID 20200101690166
ST/CO Stamp 0-773-359-456 ST Tax \$105.00 CO Tax \$52.50
City Stamp 0-236-488-544 City Tax: \$1,102.50

Above space for Recorder's Use only

J&D CONSTRUCTION 55 LLC, an Illinois Limited Liability Company, of 8219 S. Paxton Ave., Chicago, Illinois, 60617 the following described real estate:

PARCEL 1:
LOT TWENTY-THREE (23) IN SUBDIVISION OF BLOCK ONE (1) IN STONY ISLAND ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF SECTION ONE (1), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT TWENTY-FOUR (24) IN SUBDIVISION OF BLOCK ONE (1) IN STONY ISLAND ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF SECTION ONE (1), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as: 9045 S. Merrill Ave., Chicago, IL 60617
Permanent Real Estate Index Numbers: 25-01-227-023-0000
25-01-227-024-0000

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:
DON NICKERSON
8219 S PAXTON AVE
CHICAGO IL 60617

Send Subsequent Tax Bills To:
DON NICKERSON
8219 S PAXTON AVE
CHICAGO, IL 60617

FIDELITY NATIONAL TITLE DC19034062A
Polunsky 177



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In witness whereof, the Grantor has executed this Deed effective as of the 10th day of January, 2020

SECOND CITY EQUITY LLC

By: [Signature]
Authorized Signer

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		11-Feb-2020
		COUNTY: 57.50
		ILLINOIS: 105.00
		TOTAL: 162.50
25-01-227-024-0000	20200101690166	0-773-359-456

REAL ESTATE TRANSFER TAX		11-Feb-2020
		CHICAGO: 787.50
		CTA: 315.00
		TOTAL: 1,102.50 *
25-01-227-024-0000	20200101690166	0-238-488-544

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

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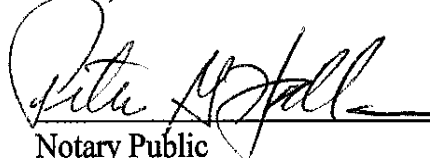
State of Illinois)
)
 County of Cook)

ss.

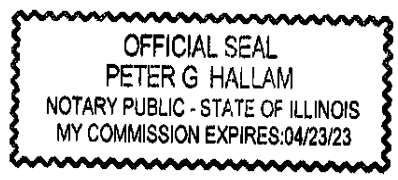
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Joseph Sevcik, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and 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 10th day of ~~December~~, ^{January, 2020} 2019.

Commission expires 11/23/23



 Notary Public



Property of Cook County Clerk's Office