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Doc#: 2020439115 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/22/2020 12:36 PM Pg: 1 of 4

Dec ID 20200601698070
ST/CO Stamp 0-537-486-048 ST Tax \$1,655.00 CO Tax \$827.50
City Stamp 0-049-603-296 City Tax: \$17,377.50

SPECIAL WARRANTY
DEED
(TENANCY BY THE ENTIRETY)

GRANTOR, **SEDGWICK
FLAT LLC, an Illinois limited
liability company**, having its
principal place of business at 908
N. Halsted Street, Chicago,
Illinois, for and in consideration
of Ten and No/100 Dollars
(\$10.00) and other good and
valuable consideration in hand
paid, does hereby

REMISE, RELEASE, ALIEN AND CONVEY to the grantee(s),

GEORGE WILSON AND JENNIFER WILSON, his wife, 2140 w. North Ave., Unit 2, Chicago,
Illinois, the following described real estate, to wit (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index No: **14-33-307 524-0000**

Commonly Known As: **1932 N. Sedgwick Street, Chicago, Illinois 60614**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws
of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, NOT in
Tenancy in Common NOR as Joint Tenants, but as TENANTS BY THE ENTIRETY, forever.

SUBJECT TO: (1) General real estate taxes for the second installment of 2019 and subsequent years;
(2) Covenants, conditions, restrictions easements and agreements of record, provided none of the
foregoing (i) materially decrease the value of the Property or (ii) adversely affect Grantee's use and
enjoyment of the Property as a single family residence (3) Applicable zoning and building laws and
ordinances and other ordinances of record; (4) Acts done or suffered by Grantee or anyone claiming
by, through or under Grantee; and (6) Utility Easements, if any, whether recorded or unrecorded.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the
grantee(s), 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 FOREVER DEFEND.

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IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the 12th day of June, 2020

SEDGICK FLAT LLC, an Illinois limited liability company

By:



Frederick S. Latsko, its Manager

Prepared By: WARREN C. LASKI, ESQ., 1751 W. Surf Street, Chicago, Illinois 60657
Tax Bill To: GEORGE WILSON AND JENNIFER WILSON, 1932 N. Sedgwick Street
Chicago, Illinois 60614
Return To: JOAN MALONEY, ESQ., 1404 W. Ohio Street, Chicago, Illinois 60642


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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public for the County and State aforesaid, DO HEREBY CERTIFY that Frederick S. Latsko, the Manager of Sedgwick Flat LLC, 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 the free and voluntary act of said limited liability company for the uses and purposes herein set forth.

Given under my hand and notary seal this 9th day of June, 2020



 Notary Public



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EXHIBIT "A"
LEGAL DESCRIPTION

LOT 12 IN DOGGETT AND HILLS SUBDIVISION OF BLOCK 40 IN THE CANAL TRUSTEES' SUBDIVISION OF PARTS OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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