

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, Second City Equity, LLC, a Texas limited liability company, of 17w745 E. Butterfield Road, Suite EF, Oakbrook Terrace, IL 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#: 2414920456 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/28/2024 1:52 PM Pg: 1 of 4

Dec ID 20240501609112

ST/Co Stamp 1-928-979-760 ST Tax \$90.00 CO Tax \$45.00

City Stamp 0-318-367-024 City Tax \$945.00

Above space for Recorder's Use only

PL SERVICE AND DESIGN INC., an Illinois corporation, of 1506 Pheasant Landing Drive, Plainfield, IL 60586, the following described real estate:

LOT 31 IN THE SUBDIVISION OF THE WEST 1111 FEET OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF SOUTH CHICAGO AVENUE, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7966 S. Ridgeland Ave., Chicago, IL 60617

Permanent Real Estate Index Number: 20-36-101-030-0000

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 2023 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:

PL Service and Design, Inc
1506 Pheasant Landing Dr
Plainfield IL 60586

113

0C24007653A

GRANTEE'S ADDRESS

Send Subsequent Tax Bills To:

PL Service and Design, Inc
1506 Pheasant Landing Dr.
Plainfield IL 60586

FIDELITY NATIONAL TITLE

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In witness whereof, the Grantor has executed this Deed effective as of the 20th day of May, 2024.

SECOND CITY EQUITY, LLC

By: _____
Joseph Sencik, Manager

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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 a manager of Second City Equity, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of May, 2024.

Commission expires



[Signature]
 Notary Public

Properly Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

22-May-2024



COUNTY:	45.00
ILLINOIS:	90.00
TOTAL:	135.00

20-36-101-039-0000

| 20240501609112

| 1-928-979-760

REAL ESTATE TRANSFER TAX

22-May-2024



CHICAGO:	875.00
CTA:	270.00
TOTAL:	945.00 *

20-36-101-039-0000

| 20240501609112

| 0-318-367-024

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

Property of Cook County Clerk's Office