

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#: 2415523069 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/3/2024 3:48 PM Pg: 1 of 5

Dec ID 20240501616262

ST/Co Stamp 1-184-609-584 ST Tax \$130.00 CO Tax \$65.00

Above space for Recorder's Use only

833 E 161ST STREET LAND TRUST, an Illinois land trust, of 833 E. 161st Street, South Holland, IL 60473, 9227 Linder Ave., Skokie, IL 60077, the following described real estate:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 833 E. 161st Street, South Holland, IL 60473
Permanent Real Estate Index Number: 29-24-308-006-0000

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trust and for the uses and purposes set forth in said trust agreement. Full power and authority is hereby granted to said trustee to deal with all or any part of the property and the title thereto in any fashion or form whatsoever, without restriction or qualification of any kind

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:

Margaret Cas
145th John Humphrey Dr
Orland Park IL 60462

Send Subsequent Tax Bills To:

833 E 161st Street Trust
833 E 161st St.
South Holland IL 60475

FIDELITY NATIONAL TITLE

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In witness whereof, the Grantor has executed this Deed effective as of the 30 day of May, 2024.

SECOND CITY EQUITY, LLC

By: [Signature]
Joseph Sevcik, Manager

State of Illinois)
) ss.
County of Cook)

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 31 day of May, 2024.

Commission expires

[Signature]
Notary Public



Notary Public
County Clerk's Office

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LEGAL DESCRIPTION

LOT 12 IN DYKSTRA'S RESUBDIVISION, BEING A SUBDIVISION OF THAT PART OF LOT 9, LYING IN SECTION 14, TOWNSHIP 36 NORTH, RANGE 14, OF THE SUBDIVISION OF LOT 4, (EXCEPT THE SOUTH 214.5 FEET OF THE EAST 511.5 FEET) OF GOUWEN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 14, AND PART OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14, SOUTH OF THE CALUMET RIVER, ALL EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ON MARCH 14, 1955 AS DOCUMENT NUMBER 1581131, IN COOK COUNTY, ILLINOIS.

Commonly known as: 333 E. 161st Street, South Holland, IL 60473
Permanent Real Estate Index Number: 29-14-308-006-0000

Property of Cook County Clerk's Office

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Second City Equity LLC**
Telephone No.: **(815)-806-8820**
Attorney or Agent: **Peter Hallan**
Telephone No.: **(815)-806-8820**
Property Address: **833 East 161st Street**
South Holland, IL 60473
Property Index Number (PIN): **29-14-308-006-0000**
Date of Issuance: **5/24/2024**

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on May 24, 2024 by

Cecilia E. Acosta
Cecilia E. Acosta
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: [Signature]
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

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REAL ESTATE TRANSFER TAX

03-Jun-2024



COUNTY:	65.00
ILLINOIS:	130.00
TOTAL:	195.00

29-14-308-006-0000

| 20240501616262 | 1-184-609-584

Property of Cook County Clerk's Office