

# UNOFFICIAL COPY

Doc# 2135133253 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/17/2021 11:33 AM Pg: 1 of 2

## Special Warranty Deed

ILLINOIS

Dec ID 20211101652062  
ST/CO Stamp 0-643-181-200 ST Tax \$1,397.50 CO Tax \$698.75

CT 215TB002NB 113

Above Space for Recorder's Use Only

THE GRANTOR(s) KZF Venture Group, LLC, an Illinois limited liability company, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Eden Lake and Brian Lake, as the ~~beneficiaries~~ persons ~~beneficiaries~~ the following described Real Estate situated in the County of Cook in the State of Illinois to wit: **(See Page 2 for Legal Description)**, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate and One (1) year Limited Warranty, waiving the Implied Warranty of Habitability between Seller and the First Grantee..

Permanent Real Estate Index Number(s): 04-10-206-006-0000  
Address(es) of Real Estate: 1180 Caryn Terrace, Northbrook, Illinois 60062

The date of this deed of conveyance is December 3, 2021.

KZF Venture Group, LLC  
By: KZF Holdings, LLC its Managing Member

By: Suzann Kogen Friedman (SEAL)  
(SEAL) Suzann Kogen Friedman, (SEAL)  
Member/Manager

(SEAL) (SEAL)

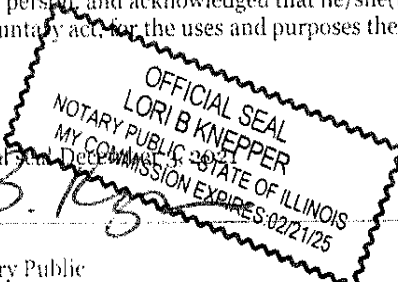
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Suzann Kogen Friedman, Member/Manager of KZF Holdings, LLC, managing member of KZF Venture Group, LLC, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)  
(My Commission Expires \_\_\_\_\_)

Given under my hand and official seal, December 17, 2021

Lori B. Knepper  
Notary Public

Notary Public



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## LEGAL DESCRIPTION RIDER

For the premises commonly known as 1180 Caryn Terrace, Northbrook, Illinois 60062

Permanent Index Number(s): 04-10-206-006-0000

LOT 23 IN NORTHBROOK GLEN SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION OF PARTS OF LOTS 28 29 AND 30 IN ASSESSOR'S DIVISION OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This instrument was prepared by:  
Ruchim & Hudson, P.C.  
3000 Dundee Road, Suite 415  
Northbrook, Illinois 60062

Send subsequent tax bills to:  
Eden Lake & Brian Lake  
1180 Caryn Terrace  
Northbrook IL 60062

Recorder-mail recorded document to:  
William Lundgren  
55 W. Monroe St.  
Suite 3310  
Chicago IL 60603