



Doc# 2234857012 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/14/2022 02:38 PM PG: 1 OF 7

**SPECIAL WARRANTY
DEED ILLINOIS**

This Instrument was prepared by:

Reda & Des Jardins, LLC
736 North Western Ave.
Suite 353
Lake Forest, Illinois 60045
www.rdlawyer.com

AP 2209987-3 1 of 2
After recording, mail to:

Reda & Des Jardins, LLC
736 North Western Ave.
Suite 353
Lake Forest, Illinois 60045
www.rdlawyers.com

Mail subsequent tax bills to:

YY Halsted LLC
222 S. Morgan St., Suite 4D
Chicago, Illinois 60607

Yoshiharu Wakura, an individual ("Grantor"), whose address is 222 S. Morgan St., Suite 4D, Chicago, IL 60607, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, conveys and warrantsⁱⁱ to **YY Halsted LLC, an Illinois limited liability company ("Grantee")**, whose address is 222 S. Morgan St., Suite 4D, Chicago IL 60607 all interest in the following described real estate situated in the county of Cook, in the state of Illinoisⁱⁱⁱ, to wit:

Property Address: 1653 N. Halsted St., Chicago, Illinois

Property Index Number: 14-33-313-019-0000

Legal Description: See attached legal description as Exhibit "A"

Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: 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 general real estate taxes not due and payable at the time of Closing.

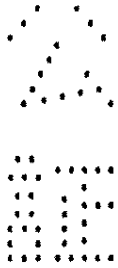
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TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title and interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the above described Property.

TO HAVE AND TO HOLD the said Property unto Grantee and its heirs and assigns to the sole and only proper use, benefit and behalf of Grantee, its heirs and assigns, FOREVER, and the Grantor will warrant and forever defend the Property against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

*[Remainder of Page Intentionally Left Blank]
[Signature Page to Follow]*

Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX		14-Dec-2022	
		COUNTY:	925.00
		ILLINOIS:	1,850.00
		TOTAL:	2,775.00
14-33-313-019-0000		20221101600029 1-869-360-464	

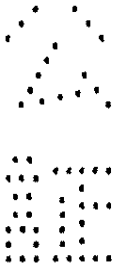
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IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first below written.

DATED this 27th day of NOV, 2022

和倉 義治
By: Yoshiharu Wakura

*[Remainder of Page Intentionally Left Blank]
[Notary Page to Follow]*



Property of Cook County Clerk's Office

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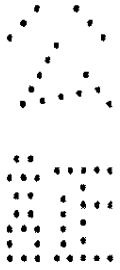
STATE OF _____)
) SS.
COUNTY OF _____)

I, the undersigned, a notary public in and for the county and state above, do hereby certify that Yoshiharu Wakura, who proved to my satisfaction that he/she is the person described in and who executed the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the instrument, as his/her free and voluntary act, for the uses and purposes stated above.

Given under my hand and notarial seal this ____ day of _____, 2022.

Notary Public

(Affix Notary Seal)



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EXHIBIT "A"
(Legal Description)

LOT 61 IN SCOTT'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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ⁱ 765 ILCS 5-3.2e
ⁱⁱ 765 ILCS 5-9
ⁱⁱⁱ 765 ILCS 5-9

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Registered No, **757** of 2022

NOTARIAL CERTIFICATE

This is to certify that Tsubasa Nakagawa, an agent of Yoshiharu Wakura has stated in my very presence that said Yoshiharu Wakura acknowledged himself to have signed to the attached document.

Dated this 22th. day of November, 2022

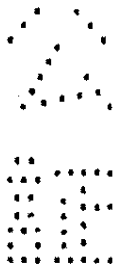
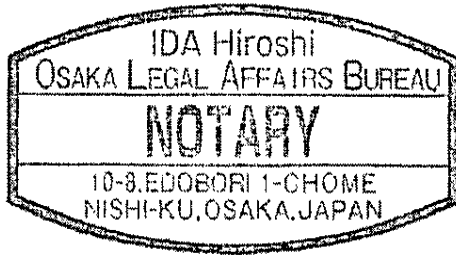
Osaka Legal Affairs Bureau

Notary

IDA Hiroshi

IDA Hiroshi

10-8, Edobori 1-chome Nishi-ku, Osaka Japan



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令和 4 年 登簿第 757 号
認 証

嘱託人 和倉義治 の代理人 中川翼 は、当公証人の前で嘱託人が添付書面にある嘱託人の署名を自認した旨陳述した。

以 上

よって、これを認証する。

令和 4 年 11 月 29 日、本公証人役場において

大阪市西区江戸堀1丁目10番8号

大阪法務局所属

公 証 人

Notary

井田 宏



IDA Hiroshi

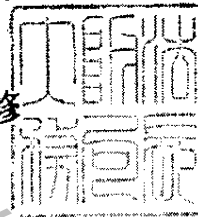
証 明

上記署名は、大阪法務局所属公証人の署名に相違ないものであり、かつ、その押印は、真実のものであることを証明する。

令和 4 年 11 月 29 日

大阪法務局長

山地 修



APOSTILLE

(Convention de La Haye du 5 octobre 1961)

- 1. Country: JAPAN
This public document
- 2. has been signed by IDA Hiroshi
- 3. acting in the capacity of Notary of the Osaka Legal Affairs Bureau
- 4. bears the seal/stamp of IDA Hiroshi, Notary
Certified
- 5. at Osaka
- 6. NOV. 29.2022
- 7. by the Ministry of Foreign Affairs
- 8. 22-Na 009236
- 9. Seal/stamp:
- 10. Signature



福谷 佳津美

FUKUTANI Katsumi

For the Minister for Foreign Affairs