

UNOFFICIAL COPY

Doc#: 2304108050 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/10/2023 09:58 AM Pg: 1 of 4

Dec ID 20230201647488
ST/CO Stamp 1-980-118-864 ST Tax \$265.50 CO Tax \$132.75
City Stamp 1-190-704-976 City Tax: \$2,787.75



22N0749729NSD/RD

THIS DOCUMENT PREPARED BY:

Vasili Liosatos
Kovitz Shifrin Nesbit
55 West Monroe, Ste. 2445
Chicago, Illinois 60603

FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 16 day of December, 2022 by Nox Capital USA No. 1 Inc., an Illinois corporation ("Grantor"), having an address of 901 S 2nd Street, Suite 201, Springfield, IL 62704-7909, to 3825 N PINE GROVE LLC, an Illinois limited liability company ("Grantee"), having an address of 525 Quentin Road, Palatine, IL 60067.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook, State of Illinois, legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

Common street address: 3825 N. Pine Grove, Unit 301 Chicago, IL 60613
Parcel Identification Number (PIN): 14-21-103-034-1029

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2022 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

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EXHIBIT A

LEGAL DESCRIPTION

THE LAND IS COMMONLY KNOWN AS:

UNIT NUMBER 301 IN HARVARD HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 10, 11, 12 AND THE NORTH 30 FEET OF LOT 13 IN BLOCK 4 IN PELEG HALL'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25086543; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

3825 N. Pine Grove, Unit 301 Chicago, IL 60613

14-21-103-034-1029

MAIL AFTER RECORDING TO:

Field and Goldberg, LLC
Attn: Scott Weinstein
10 S. LaSalle Street, Ste. 2910
Chicago, IL, 60603

MAIL TAX BILLS TO:

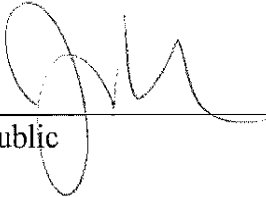
3825 N PINE GROVE LLC
P.O Box 8
Deerfield, IL 60015

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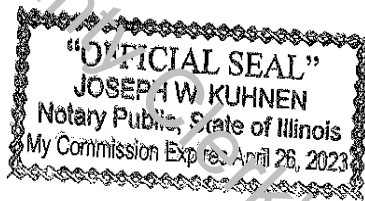
Remote Notarization Certification

I, JOSEPH W. KUHNEN, a notary in and for the County of COOK, State of Illinois, hereby certify that while I was physically present in the state of Illinois, JULIAN KUNZ, AS CEO AND PRESIDENT (name/s of person/s), also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the *Deed* (document) consisting of 3 pages, to which this Remote Notarization Certification page is attached to and made a part thereof.

Signed and Sworn to before me 12/16/2022.



 Notary Public



Commission Expires:

(Seal)