

UNOFFICIAL COPY

Doc#: 2317447006 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/23/2023 09:27 AM Pg: 1 of 2

FIRST AMERICAN TITLE
FILE # 3152807

Dec ID 20230601646912
ST/CO Stamp 1-208-399-568 ST Tax \$485.00 CO Tax \$242.50

WARRANTY DEED

MAIL TO:
SHREEJIKRUPA PROPERTIES LLC
613 ESTES AVE
SCHAUMBURG, IL 60193

NAME & ADDRESS OF TAXPAYER:
Shreejikrupa Properties LLC
613 Estes
Schaumburg, Illinois 60193

THE GRANTOR, Song Okuno Construction, LLC, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to Shreejikrupa Properties LLC, Grantees Address: 613 Estes, Schaumburg, Illinois 60193 the following described Real Estate situated in the County of Cook, the State of Illinois to wit:

** an Illinois limited liability company*
LOT 37 IN BLOCK 2 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 76,
BEING A RESUBDIVISION IN THE NORTH HALF OF SECTION 33, TOWNSHIP 41
NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO
THE PLAT THEREOF RECORDED MARCH 7, 1974, AS DOCUMENT NUMBER
LR2741985 IN COOK COUNTY, ILLINOIS.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

This Deed is intended to convey any and all interest whatsoever of the Grantor herein in and to the Property and any appurtenances thereto.

SUBJECT TO: General Real Estate Taxes for 2nd installment of 2022 and subsequent years not yet due and payable; any exception arising out of an act of Grantee or its representatives, agents employees or independent contractors; zoning and subdivision ordinances and regulations; and the existing leases, the reference to which shall not serve to reimpose same.

UNOFFICIAL COPY

Permanent Real Estate Index Number: 07-33-201-097-0000

Property Address: 613 Estes^{Ave.}, Schaumburg, Illinois 60193

Dated this 16 day of June, 2023.

Song Okuno Construction, LLC

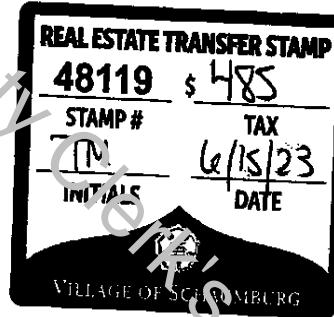
By: Ho Chul Song

Its: Managing member

NOTE: PLEASE TYPE OR PRINT NAME(S) BELOW ALL SIGNATURE(S)

NAME & ADDRESS OF PREPARER:

James Song
Song Law Offices, LLC
1600 Golf Road, Suite 1200
Rolling Meadows, Illinois 60008



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ho Chul Song is known to me to be a Managing Member of Song Okuno Construction, LLC, an Illinois limited liability company, and 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 as such Manager, he signed and delivered the said instrument, pursuant to the authority given by the Board of Managers of said limited liability company as his free and voluntary act, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of June, 2023.

[Signature]
Notary Public

[NOTARIAL SEAL]

