

# UNOFFICIAL COPY

Doc#: 2320810112 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/27/2023 03:34 PM Pg: 1 of 3

This instrument Prepared by:

Law office of  
Christopher S. Koziol, P.C.  
6444 N. Milwaukee Ave  
Chicago, IL 60631

Dec ID 20230701682978  
ST/CO Stamp 0-355-518-928 ST Tax \$355.00 CO Tax \$177.50  
City Stamp 0-499-960-272 City Tax: \$3,727.50

Return and mail deed and tax statement to:

KATAPULT OZ FUND LLC  
625 N. Michigan Ave  
Suite 1705  
Chicago, IL 60614

## SPECIAL WARRANTY DEED

This Special Warranty Deed, executed this 26<sup>th</sup> day of July 2023 by COPPER INVESTMENT CO., Illinois Corporation whose address is 17W269 Hillside Lane, Willowbrook, IL hereinafter called GRANTOR, grants to KATAPULT OZ FUND LLC whose address is 625 N. Michigan Ave, Suite 1705, Chicago, IL hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$10.00 and no cents and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

PARCEL 1:

UNIT 1 IN 4745 S INDIANA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:  
THE SOUTH HALF OF LOT 16 IN BLOCK 2 IN H.B. BRYANT SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 29, 2023 AS DOCUMENT 2318022030, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

Property Address: 4745 S. INDIANA AVE, UNIT 1, CHICAGO, IL 60615  
Parcel ID Number: 20-10-103-012-0000 (affects underlying parcel)

File nr: AT 230435-1

**After recording mail to:**  
Altima Title, LLC.  $\frac{1}{1}$   
6444 N. Milwaukee Ave.  $\frac{1}{1}$   
Chicago, IL 60631  
Ph. 312-651-6070

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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the covenants, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

COPPER INVESTMENT CO.

Name of the Company

By: Janusz Kaczor  
JANUSZ KACZOR  
President of COPPER INVESTMENT CO.

State of Illinois )

County of Cook )

The foregoing instrument was hereby acknowledged before me this 26<sup>th</sup> day of July, 2023 by Janusz Kaczor, President of COPPER INVESTMENT CO who is personally known to me or who has produced D21V, DL as identification and who signed this instrument willingly.



[Signature]  
Notary Public  
My commission expires 9/10/25

File No: AT230435-1

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## EXHIBIT "A"

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WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 29, 2023 AS DOCUMENT 2318022030, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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Property Address: 4745 S INDIANA AVE UNIT 1 CHICAGO, IL 60615  
Parcel ID Number: 20-10-103-012-0000

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule A, Part II-Exceptions.*

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