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23272150220

Doc# 2327215022 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/29/2023 03:35 PM PG: 1 OF 3

WARRANTY DEED
ILLINOIS STATUTORY
LLC to LLC

23-153755 /0F1

THE GRANTOR, Kaleidoscope Ventures, LLC a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 10/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority of the manager of said limited liability company, by these presents does CONVEYS and WARRANTS unto GRANTEE, 312 MAY LAW LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2022 and subsequent years; and

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

Permanent Real Estate Index Number(s): 17-08-408-012-1054
Address(es) of Real Estate: 312 N May St Suite 104, Chicago, IL 60607

Dated this 1st Day of SEPTEMBER, 2023

IN WITNESS WHEREOF, Kaleidoscope Ventures, LLC, has caused its name to be signed to these papers as of day and year first above written.

REAL ESTATE TRANSFER TAX		29-Sep-2023
COUNTY:	342.50	
ILLINOIS:	685.00	
TOTAL:	1,027.50	

17-08-408-012-1054 | 20230901639271 | 0-767-108-048

REAL ESTATE TRANSFER TAX		29-Sep-2023
CHICAGO:	5,137.50	
CTA:	2,055.00	
TOTAL:	7,192.50 *	

17-08-408-012-1054 | 20230901639271 | 1-127-785-424

* Total does not include any applicable penalty or interest due.

Mail To: 312 MAY LAW LLC, 312 N MAY ST, STE 104, CHICAGO, IL 60607
GRANTEE
Send Subsequent Tax Bills to:

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Kaleidoscope Ventures, LLC
an Illinois limited liability company

THE PRASAN PRAKASH KALE REVOCABLE LIVING TRUST, Manager

By: [Signature]
PRASAN PRAKASH KALE, Trustee

THE TEJAL RAVANI KALE REVOCABLE LIVING TRUST, Manager

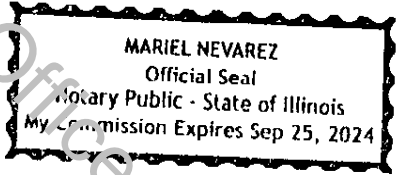
By: [Signature]
TEJAL RAVANI KALE, Trustee

State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that PRASAN PRAKASH KALE and TEJAL RAVANI KALE, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, as such Manager of said limited liability company, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 1st day of September, 20 23.

[Signature] (Notary Public) Commission Expires 5-25-2024
This instrument was prepared by: Bell & Shah LLC, 2015 W. Fullerton Ave., Chicago, Illinois 60647



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Doma Title Insurance, Inc.

Commitment Number: 23-153755-PTG

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL ONE: UNIT 104, TOGETHER WITH ITS UNDIVDED PERCENTAGE INTEREST IN THE COMMENCEMENTS IN WAREHOUSE 312 LOFTOMINIUM, A CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00769057, AS AMENDED, IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL ONE AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 00730334 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS

P.I.N.:
17-08-408-012-1054

C.K.A.: 312 N May St Suite 104, Chicago, IL 60607