

CT 2004
2365T882004RM/RD

UNOFFICIAL COPY

Doc#: 2327506169 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/02/2023 11:55 AM Pg: 1 of 3

**SPECIAL
WARRANTY DEED**

Dec ID 20230901619453
ST/CO Stamp 1-726-170-064 ST Tax \$3,000.00 CO Tax \$1,500.00

After recording mail to:

Kazko Holdings, LLC
1250 Pratt Blvd
Elk Grove Village, Illinois 60007

Send subsequent tax bills to:

Kazko Holdings, LLC
1250 Pratt Blvd
Elk Grove Village, Illinois 60007

THE GRANTOR, 700 Fargo, LLC, an Illinois limited liability company, now known as, Hoffman Ventures, LLC, created and existing under and by virtue of the Laws of the State of Illinois, whose address is 1250 Pratt Blvd., Elk Grove Village, Illinois 60007, for and in consideration of Ten and no/100 (\$10.00), and other good and valuable consideration paid to GRANTOR by GRANTEE, KAZKO HOLDINGS, LLC, a(n) Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, whose address is 4765 N. Milwaukee Avenue, Chicago, Illinois 60630, the receipt and sufficiency of such consideration being hereby acknowledged, hereby CONVEYS, BARGAINS, SELLS, REMISES, RELEASES and SPECIALLY WARRANTS to GRANTEE, in fee simple, all existing legal and equitable rights of the GRANTOR in that certain land and improvements thereon, legally described and known, together with all and singular hereditaments and appurtenances thereto, in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit (collectively, the "Property"):

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

Permanent Index Number: 08-34-400-026-0000

Address of Real Estate: 1250 Pratt Boulevard, Elk Grove Village, Illinois 60007

TO HAVE AND TO HOLD the Property forever;

SUBJECT TO, however, the permitted exceptions set forth on Exhibit "B" attached hereto and made a part hereof.

GRANTOR hereby agrees to warrant and defend title to the Property, the whole or any part thereof, to GRANTEE, its successors and assigns, against all claims and demands whatsoever brought by any person or persons lawfully claiming, by, through, or under GRANTOR, but not otherwise.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

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EXHIBIT A LEGAL DESCRIPTION

THE WEST 46 FEET OF LOT 17, ALL OF LOT 18 AND THE EAST 44 FEET OF LOT 19 IN CENTEX INDUSTRIAL PARK UNIT 22, IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office