23657 88200/M/LO

Doc#. 2327506169 For Karen A. Yarbrough Cook County Clerk

WARRANTY DEED

Doc#. 2327506169 Fee: \$107.00

Date: 10/02/2023 11:55 AM Pg: 1 of 3

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 I.I.C 1250 Pratt Blvď 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 6000

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]

2327506169 Page: 2 of 3

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this May of September, 2023.

> 700 Fargo, LLC, an Illinois limited liability company,

now known as, Hoffman Ventures, LLQ

Name: Timothy Hoffman

Its: Manager

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Timothy Hoffm n, the Manager of Hoffman Ventures, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before methis day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this <u>Hand</u> day of September, 2023

OFFICIAL SEAL Jasmina Djordjevic de la Torre

NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires May 6, 2026

Notary Public

Prepared by:

Jasmina de la Torre

Navigant Law Group, LLC 3030 W Salt Creek Ln, Ste 330 Arlington Heights, IL 60005

HEAL ESTATE TRANSFER TAX

VILLAGE OF FLK GROVE VILLAGE

UNOFFICIAL COPY

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.

Or Cook County Clerk's Office