

UNOFFICIAL COPY

Doc#: 2334213017 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/08/2023 09:20 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

Statutory (Illinois)
(Corporation to Corporation)

MAIL TO: OZ Properties LLC

Dec ID 20231101666122
ST/CO Stamp 2-052-708-304 ST Tax \$750.00 CO Tax \$375.00
City Stamp 2-122-536-912 City Tax: \$7,875.00

↓
NAME & ADDRESS OF TAXPAYER:

OZ Properties LLC
2800 S River Rd Ste 500
Des Plaines IL 60018

Chicago Title

236FS 004034114
Nov 44 10-3

THIS INDENTURE made this 3 day of November, 2023, between **NLOOP2020 INVESTMENT LLC**, an Illinois limited liability company and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **OZ PROPERTIES LLC**, an Illinois limited liability company and duly sworn to transact business in the State of Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the members and said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and the state of ILLINOIS known and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

**SUBJECT TO ANY AND ALL CONVENANTS, CONDITIONS, EASEMENTS
RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.**

Together with all and singular the hereditament and appurtenances thereunder belonging, or in any way appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns, forever

Permanent Index Number(s) 16-13-426-052-1001, 16-13-426-052-1002, 16-13-426-052-1003
Address of Property: 2448 W. GRENSHAW ST. UNITS 1, 2, 3 CHICAGO, IL 60612

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed and caused its name to be signed to these presents by its manager, the day and year above written.

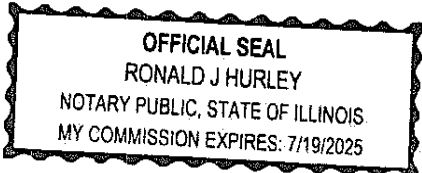
NLOOP2020 INVESTMENT LLC, an Illinois LLC

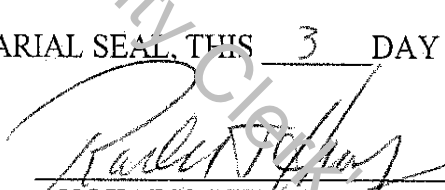
BY: 
ZHIFENG CHEN, Manager

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 ZHIFENG CHEN, PERSONALLY KNOWN TO ME TO BE THE MANAGER OF SAID LIMITED LIABILITY COMPANY, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH MANAGER, SHE SIGNED AND DELIVERED SAID INSTRUMENT, PURSUANT TO AUTHORITY, GIVEN BY THE SOLE MEMBER OF SAID LIMITED LIABILITY COMPANY AS HER 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 NOTARIAL SEAL, THIS 3 DAY OF November, 2023.




NOTARY PUBLIC

This instrument prepared by: Ronald J. Hurley, 10020 S. Western, Chicago, IL 60643

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PARCEL 1:

UNITS 1, 2 AND 3 IN 2448 W. GRENSHAW CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 35 IN S.W. RAWSON'S SUBDIVISION OF BLOCK 3 IN S.W. RAWSON'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 31, 2004 AS DOCUMENT NUMBER 0409127023, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0409127023

Property of Cook County Clerk's Office