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SPECIAL WARRANTY DEED ILLINOIS

This Instrument was prepared by:

Evan Sauer Reda & Des Jardins, LLC 736 North Western Ave. Suite 353 Lake Forest Illinois 60045 www.rdlawyers.com

After recording, rail to:

Reda & Des Jardins, LLC 736 North Western Ave Suite 353 Lake Forest, Illinois 60045 www.rdlawyers.com



Doc# 2401822031 Fee \$88.00

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

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 01/18/2024 03:06 PM PG: 1 OF 5

HIROYUKI KATO, ("Grantor"), individuals, whose address is 222 S. Morgan St., Suite 4d, Chicago, Illinois 60607, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hard raid, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants to KOYAMA CORPORATION, a Japanese corporation, whose address is 222 S. Morgan St., Suite 4a. Chicago, Illinois 60607 all interest in the following described real estate situated in the county of Cook, in the state of Illinois iii, to wit:

Legal Description: See Legal Description attached herets as Exhibit "A' and made a

part hereof by this reference.

Property Address: 1657 N. Halsted, Chicago, Illinois 60614

Property Index Number: 14-33-313-083-0000

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

SUBJECT TO The following, if any: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, and the reversion and reversions, remainder and remainders,

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rents, issues and profits thereof, and all the estate, right, title and interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the above described Property.

TO HAVE AND TO HOLD the said Property unto Grantee and its heirs and assigns to the sole and only proper use, benefit and behalf of Grantee, its heirs and assigns, FOREVER, and the Grantor will warrant and forever defend the Property against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

> [Remainder of Page Intentionally Left Blank] [Signature Page to Follow] John Or (

REAL ESTATE TRANSFER TAX

CHICAGO: 12,750.05

CTA: TOTAL:

5,100.00 17,850.00

14-33-313-083-0000 | 20231201603602 | 1-221-682-224

REAL ESTATE TRANSFER TAX

18-Jan-2024





COUNTY: ILLINOIS: TOTAL:

850.00 1.700.00 2,55,0.00

14-33-313-083-0000

20231201603602 1-164-252-208

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

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IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first below written.

DATED this 27th day of December, 2023

By: Hirovuki Kato

Populary of Coot County Clerk's Office

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DATED this _____ day of December, 2023

By: Yasuko Aizawa

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year

I, the undersigned, a notary public in and for the county and state above, do hereby certify that Hiroyuki Kato, personally known to me to be the same person whose name is subscribed to the foregoing instrument, who proved to my satisfaction that he/she is the person described in and who executed the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the instrument, as his/her free and voluntary act, for the uses and purposes stated above.

Given upder my hand and notarial seal this 27th day of December, 2023.

Notary Public

FREDERICK KA-CHONG KAN Notary Public, Hong Kong SAR 3104-6, 31/F., Central Plaza 18 Harbour Road, Hong Kong

5534

(Affix Notary Seal)

MAIL SUBSEQUENT TAX BILLS TO: Koyama Corporation, 222 S. Morgan St., Suite 4D, Chicago, Illinois 60607

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EXHIBIT "A" (Legal Description)

LOT 63 IN IRA SCOTT'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF BLOCK I IN SHEFFIELD ADDITION TO CHICAGO IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Droporty of Cook County Clork's Office

¹ 765 ILCS 5/35c

[&]quot; 765 H.CS 5/9

ii 765 ILCS 5/9

iv 765 ILCS 5/26