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2401822031D

AP 2312704
**SPECIAL WARRANTY
DEED ILLINOIS**

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

This Instrument was prepared by:

Evan Sauer
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After recording, mail to:

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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 hand paid, the receipt and sufficiency of which is hereby acknowledged, conveys and warrantsⁱⁱ to **KOYAMA CORPORATION**, a Japanese corporation, whose address is 222 S. Morgan St., Suite 4d, Chicago, Illinois 60607 all interest in the following described real estate situated in the county of Cook, in the state of Illinoisⁱⁱⁱ, to wit:

Legal Description: See Legal Description attached hereto 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 Homestead 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]*

REAL ESTATE TRANSFER TAX		17-Jan-2024
	CHICAGO:	12,750.00
	CTA:	5,100.00
	TOTAL:	17,850.00

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

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

REAL ESTATE TRANSFER TAX		18-Jan-2024
		COUNTY: 850.00
		ILLINOIS: 1,700.00
		TOTAL: 2,550.00

14-33-313-083-0000 | 20231201603602 | 1-164-252-208

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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

加藤 宏幸

By: Hiroyuki Kato

*[Remainder of Page Intentionally Left Blank]
[Signature Pages to Follow]*

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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 1 IN SHEFFIELD ADDITION TO CHICAGO IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

ⁱ 765 ILCS 5/35c

ⁱⁱ 765 ILCS 5/9

ⁱⁱⁱ 765 ILCS 5/9

^{iv} 765 ILCS 5/26