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Chicago Title Insurance Company

SPECIAL WARRANTY DEED ILLINOIS STATUTORY



2402528097D

Doc# 2402528097 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/25/2024 03:23 PM PG: 1 OF 4

THIS AGREEMENT, made this 8th day of January, 2024, between NR DEED, LLC, an Indiana Limited Liability Company duly authorized to transact business in the State of Illinois, party of the first part, and CHICAGO ASSETS, LLC, an Illinois Limited Liability Company, party of the second part; WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars and 00/100 (\$10.00), and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged and pursuant to authority of the manager of said company, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 19 IN MAHAN'S SUBDIVISION OF BLOCK 7 IN THE CIRCUIT COURT PARTITION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining and reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: covenants, conditions and restrictions of record; building lines and easements, if any; general real estate taxes due and owing

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 21-31-105-032-0000

Address(es) of Real Estate: 7932 South Marquette Avenue, Chicago, Illinois 60617

Chicago Title 23651080021 LT

2022 SWS

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

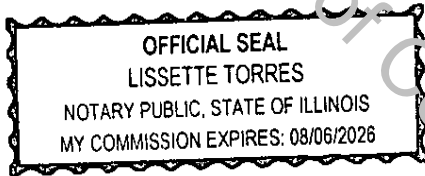
NR DEED, LLC

Heather Ottenfeld, Authorized Signatory

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Heather Ottenfeld personally known to me to be the same person whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he signed, sealed and delivered the said instrument as his 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 8th day of January, 2024



Lisette (Notary Public)

Prepared By: Heather Ottenfeld
180 West Washington Street
Suite 810
Chicago, Illinois 60602

Mail To:
Chicago Assets, LLC
1507 East 53rd Street
Suite 193
Chicago, IL 60615

Name & Address of Taxpayer:
Chicago Assets, LLC
1507 East 53rd Street
Suite 193
Chicago, IL 60615

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21-31-105-032-0000 | 20231101682645 | 1-244-664-880
Total does not include any applicable penalty or interest due.

CHICAGO:	412.50
CTA:	165.00
TOTAL:	577.50 *

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

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21-31-105-032-0000

20231101682645 | 0-856-351-792



COUNTY:	27.50
ILLINOIS:	55.00
TOTAL:	82.50

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