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Chicago Title Insurance Company

SPECIAL WARRANTY DEED ILLINOIS STATUTORY



2402528099D

Doc# 2402528099 Fee \$38.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/25/2024 03:26 PM PG: 1 OF 3

Property of Cook County, Illinois

THIS AGREEMENT, made this 11th day of December, 2023, 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 no/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:

UNIT NUMBER A-T AS DELINEATED ON SURVEY OF MARTHA'S PARK CONDOMINIUM BUILDING NUMBER 2 OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 7, 59.50 FEET EAST OF THE NORTHWESTERLY CORNER THEREOF (AS MEASURED ON SAID NORTHERLY LINE); THENCE SOUTHERLY ON A STRAIGHT LINE AT RIGHT ANGLE TO SAID NORTHERLY LINE OF SAID LOT, A DISTANCE OF 5.50 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ON A STRAIGHT LINE A DISTANCE OF 65.10 FEET TO A POINT, SAID POINT WHICH IS LOCATED A DISTANCE OF 33.50 FEET SOUTHERLY (AS MEASURED ON THE WESTERLY LINE OF SAID LOT 7) FROM THE NORTH WEST CORNER OF SAID LOT AND A DISTANCE OF 1.50 FEET EASTERLY ON A STRAIGHT LINE MEASURED AT RIGHT ANGLE TO THE WESTERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY ON A STRAIGHT LINE AT RIGHT ANGLE TO THE LAST DESCRIBED SOUTHWESTERLY STRAIGHT LINE, A DISTANCE OF 154.30 FEET TO A POINT, THENCE NORTHEASTERLY ON A STRAIGHT LINE AT RIGHT ANGLE TO THE LAST DESCRIBED SOUTHEASTERLY STRAIGHT LINE, A DISTANCE OF 65.10 FEET TO A POINT; THENCE NORTHWESTERLY ON A STRAIGHT LINE TO THE POINT OF BEGINNING, ALL IN "MARTHA'S PARK", BEING A SUBDIVISION OF THE SOUTH 907 FEET OF THE EAST 645 FEET OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED OCTOBER 3, 1968 AS DOCUMENT 20635437, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 20, 1972 KNOWN AS TRUST NUMBER 44997 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22196855; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)

Together with all and singular the hereditaments and appurtenances thereunto 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

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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): 28-25-117-023-1001
Address(es) of Real Estate: 3008 West 171st Street, Unit AT, Hazel Crest, Illinois 60429

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 11th day of December, 2023

(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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28-25-117-023-1001

20231101682747 | 1-720-509-488

COUNTY:	17.50
ILLINOIS:	35.00
TOTAL:	52.50

Property of Cook County Clerk's Office

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