

# UNOFFICIAL COPY



Chicago Title Insurance Company

## SPECIAL WARRANTY DEED ILLINOIS STATUTORY



\*2402528101\*

Doc# 2402528101 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/25/2024 03:29 PM PG: 1 OF 3

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:

PARCEL 1: LOT 1 (EXCEPT THE SOUTH 140.25 FEET AND EXCEPT THE WEST 122.5 FEET AND EXCEPT THE EAST 50 FEET THEREOF) OF LOT 1 IN LESLIE J. SMITH AND ASSOCIATES RESUBDIVISION OF PART OF NAPLE'S SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND  
PARCEL 2: THE WEST 10 FEET OF THE EAST 30 FEET OF THE NORTH 31.17 FEET OF THE SOUTH 155.83 FEET OF LOT 1 IN IN LESLIE J. SMITH AND ASSOCIATES RESUBDIVISION OF PART OF NAPLE'S SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

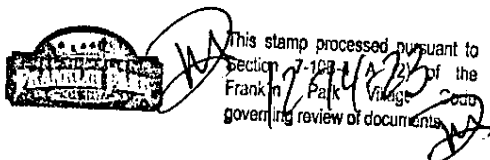
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described 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): 12-28-427-025-0000  
Address(es) of Real Estate: 2550 Rose Street, Franklin Park, Illinois 60131

Chicago Title  
23650088019LZ  
2027 P 3  
S 1  
SC 4  
INT 280



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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.

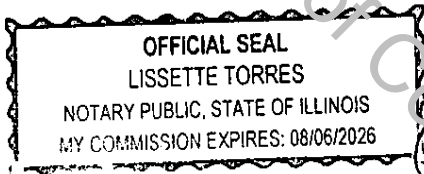
NR DEED, LLC  


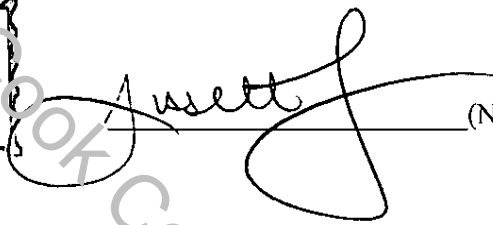
\_\_\_\_\_  
Heather Ottenfeld, Authorized Signatory

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 11<sup>th</sup> 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 53<sup>rd</sup> Street  
Suite 193  
Chicago, IL 60615

**Name & Address of Taxpayer:**  
Chicago Assets, LLC  
1507 East 53<sup>rd</sup> Street  
Suite 193  
Chicago, IL 60615

Property of Cook County Clerk's Office

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12-28-427-025-0000

20231101682819 | 0-336-782-384



COUNTY:	52.50
ILLINOIS:	105.00
TOTAL:	157.50

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

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