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SPECIAL WARRANTY DEED

ILLINOIS

Doc#: 1218746004 Fee: \$44.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/05/2012 11:39 AM Pg: 1 of 3

THIS AGREEMENT between P.K. Liquor & Food, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Bhawani, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, located at 306 West North Avenue, Flora, Illinois 62839, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars 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 the authority of the Board of Directors of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to their 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: *(See Legal Description Rider attached as Page 3 hereto).*

Subject to any and all covenants, conditions, easements, restrictions and any other matters of record.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in otherwise appertaining, and the 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 described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part, their 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 incumbered 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: General Taxes for the year 2012 and subsequent years; Covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number(s): 29-08-403-052-0000

Address(es) of Real Estate: 280 E. 147th Street; Harvey, Illinois 60426

The date of this deed of conveyance is June 21, 2012.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its President and attested by its Secretary, on the date stated herein.

FIDELITY NATIONAL TITLE

52004348

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Name of Corporation:

P.K. Liquor & Food, Inc.

By: Prakash Mehta Its President

(Impress Corporate Seal Here)

Attest: Prakash Mehta, Its Secretary

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Prakash Mehta, personally known to me to be the President of P.K. Liquor & Food, Inc, and Prakash Mehta, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to authority given by the board of directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

(Impress Seal Here) Julie Abel
(My Commission Expires 5/7/2016)

Given under my hand and official seal 6/21, 2012.



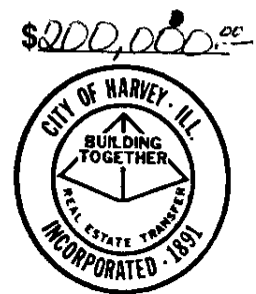
Julie Abel
Notary Public

This instrument was prepared by: <u>Atiq Touqan M. Haddad</u> <u>6949 Kennedy Ave</u> <u>Hammond, IL 46323</u>	Send subsequent tax bills to: <u>Ashish Verma</u> <u>280 E 147th Street</u> <u>Harvey, IL 60426</u>	Recorder-mail recorded document to: <u>Attorney Steve E Haddad</u> <u>6949 Kennedy Ave Ste D</u> <u>Hammond, IL 46323</u>
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REAL ESTATE TRANSFER 06/21/2012

COOK ILLINOIS TOTAL: \$75.00 \$150.00 \$225.00

No 19721

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LEGAL DESCRIPTION RIDER

For the premises commonly known as 280 East 147th Street; Harvey, Illinois 60426

LOTS 1 AND 2 (EXCEPT THE NORTH 7 FEET THEREOF) IN BLOCK 3 IN CHAPEL AND MECHAM'S SUBDIVISION OF BLOCK 3 AND THE NORTH 1/2 OF BLOCK 22 IN SOUTH LAWN, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 8 AND PART OF THE NORTH 1/2 OF SECTION 17, ALL IN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office