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Doc#: 1612657075 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/05/2016 02:23 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

40024742 1 of 5

424
(424)

GIT

Above Space for Recorder's use only

The Grantor, **KASS HOSPITALITY, LLC**, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at 209 Roslyn Ave., Oak Brook, IL 60523, for and in consideration of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, does hereby GRANT, BARGAIN, SELL AND CONVEY with the special warranty covenants set forth below unto Grantee, **OMPREM SP HOSPITALITY INC.**, an Illinois corporation, having its principal office at 2485 Barkdoll Rd., Naperville, Illinois 60565, Grantor's interest in the real estate, situated in the County of Cook, and State of Illinois, legally described on **Exhibit A** attached hereto and incorporated herein by reference.

SUBJECT TO (i) general real estate and personal property taxes not yet due and payable; (ii) building and zoning laws and ordinances; (iii) right-of-way for drainage tiles, ditches, feeders and laterals; (iv) covenants, restrictions and easements of record; (v) acts done or suffered by and judgments against Grantee; and (vi) matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the above described real estate unto Grantee, forever.

And Grantor promises and agrees to and with Grantee, that Grantor has not done or suffered to be done, anything whereby the above described real estate is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, the above described real estate against all persons lawfully claiming, or to claim the same, by, through or under Grantor.

Address of Real Estate: 21609 Governor Highway, Matteson, Illinois 60443
Permanent Real Estate Index Numbers: 31-26-106-002-0000; 31-26-106-005-0000; 31-26-106-006-0000;
31-26-106-007-0000; 31-26-106-008-0000; 31-26-106-009-0000;
31-26-106-010-0000; 31-26-106-011-0000; 31-26-106-029-0000

THIS IS NOT A HOMESTEAD PROPERTY.

REAL ESTATE TRANSFER TAX

18-Apr-2016



COUNTY:	475.00
ILLINOIS:	950.00
TOTAL:	1,425.00

31-26-106-002-0000 | 20160401691949 | 0-177-242-432

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14th IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed this day of April, 2016.

KASS HOSPITALITY, LLC,
an Illinois limited liability company

By: *Shashank Bhatt*
Name: SHASHANK BHATT
Its: Manager

State of Illinois)
County of Will) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that SHASHANK BHATT, personally known to me to be the Manager of KASS HOSPITALITY LLC, a limited liability company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as Manager he signed, sealed and delivered the said instrument as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of April, 2016.

Commission expires 05-15-2019 Magdalena Kogut
NOTARY PUBLIC



This instrument prepared by Amin Law Offices, 1900 E. Golf Road – Suite 1120, Schaumburg, IL 6017

<p>Mail To:</p> <p>Gary M. Moore 535 S. Washington Street Naperville, IL 60540</p>	<p>Name and address of Taxpayer:</p> <p>OMPREMSP HOSPITALITY, LLC 2485 Barkdoll Road Naperville, IL 60565</p>
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EXHIBIT A

LEGAL DESCRIPTION

THE WEST 50 FEET OF LOT 3, AND 4, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF LOT 4 IN THE SUBDIVISION OF PART OF LOT 3 LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD COMPANY AS LOCATED THROUGH SAID LOT 3 IN MILLER, LEWIS AND MILLER'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES, 52 MINUTES, 36 SECONDS EAST ON THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 27 FEET; THENCE SOUTHWESTERLY ON A CURVED LINE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 55 FEET, A CHORD BEARING OF SOUTH 62 DEGREES, 40 MINUTES, 08 SECONDS WEST, A CHORD DISTANCE OF 30.37 FEET, A DISTANCE OF 30.76 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4, SAID POINT BEING 14 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00 DEGREES, 05 MINUTES, 54 SECONDS WEST ON THE WEST LINE OF SAID LOT 4, A DISTANCE OF 14 FEET TO THE POINT OF BEGINNING;

ALSO

THE WEST 150 FEET OF LOT 5 AND ALL OF LOTS 6, 7, 8, 9, 10, 11 AND 12 IN THE SUBVISION OF PART OF LOT 3 LYING NORTH OF THE NORTH RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILROAD COMPANY AS LOCATED THROUGH SAID LOT 3 IN MILLER, LEWIS AND MILLER'S SUBVISION OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
6. A 50 FOOT BUILDING LINE, AS SHOWN ON PLAT OF SAID SUBDIVISION.
7. VIOLATION OF 50 FOOT BUILDING LINE ALONG THE WEST LINE OF THE LAND, BY 21. A MAXIMUM OF 37.48 FEET, BY REASON OF A 1 STORY CONCRETE BUILDING LOCATED ON LOT 6, AND ALONG THE WEST LINE BY A MAXIMUM OF 35.11 FEET, AND ALONG THE NORTH LINE BY A MAXIMUM OF 40.01 FEET, BY REASON OF A 2 STORY BRICK BUILDING LOCATED ON LOT 4 AND A 1 STORY BUILDING LOCATED ON LOT 3 AS DISCLOSED BY PRIOR TITLE EVIDENCE.
8. GRANT RECORDED DECEMBER 30 1948 AS DOCUMENT 14870245, BETWEEN ALBERT W. LATGE AND MARTHA LATGE, HIS WIFE, TO O'CONNOR REALTY CORPORATION, OF THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, MAINTAIN AND OPERATE AN 18 INCH STORM SEWER UNDER, THROUGH, OR UPON THE SOUTH 5 FEET OF LOT 11.
9. A 5 FOOT PUBLIC UTILITIES EASEMENT ACROSS THE EAST SIDE OF THE LAND, AS SHOWN ON PLAT OF SAID SUBDIVISION.
10. RIGHTS OF THE PUBLIC AND OF THE STATE OF ILLINOIS IN AND TO THAT PART OF THE LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3 AS A POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 3 FOR A DISTANCE OF 990.6 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE WHICH FORMS AN ANGLE OF 111 DEGREES 44 MINUTES OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 14.47 FEET, MORE OR LESS, AS DEDICATED FOR A PUBLIC HIGHWAY BY INSTRUMENT OF DEDICATION, RECORDED

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OCTOBER 6, 1931 AS DOCUMENT 10983946, IN BOOK 293, OF PLATS, PAGES 44, 45 AND 46.

11. A 10 FOOT UTILITY EASEMENT OVER THE SOUTH LINE OF LOT 4 AFORESAID, AS DISCLOSED BY SURVEY NUMBER D-1289 MADE BY MULFORD ENGINEERING SERVICE AS DISCLOSED BY PRIOR TITLE EVIDENCE.
12. GRANT OF EASEMENT RECORDED AS DOCUMENT NUMBER 27140089, TO THE VILLAGE OF MATTESON, FOR CONSTRUCTION AND MAINTENANCE OF EARTH BERM FOR FLOOD CONTROL.
13. DOCUMENT NUMBER: 93082707 DATE OF RECORDING: FEBRUARY 2, 1993.
14. TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN THE VILLAGER FRANCHISE 28. SYSTEMS AND DECLARATION OF FRANCHISE AGREEMENT RECORDED NOVEMBER 7, 2000 AS DOCUMENT 00875158.
15. EXISTING UNRECORDED LEASES, IF ANY.

Property of Cook County Clerk's Office