



Doc#: 1620347100 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/21/2016 11:31 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

40026124 (1/2)

7-15
GIT

Above Space for Recorder's use only

The Grantor, **SKP HOSPITALITY, INC.**, a corporation organized and existing under and by virtue of the laws of the State of Illinois, 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, **YOGIS ENTERPRISE INC.**, an Illinois corporation, 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; and (v) acts done or suffered by and judgments against Grantee.



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.

(unincorporated Lansing)

Permanent Real Estate Index Number: 1650 THORNTON LANSING ROAD, LANSING, IL 60438
Address of Real Estate: 29-35-200-004-0000 and 29-35-201-031-0000

THIS IS NOT A HOMESTEAD PROPERTY.

REAL ESTATE TRANSFER TAX		01-Jul-2016
		COUNTY: 161.50
		ILLINOIS: 323.00
		TOTAL: 484.50
29-35-200-004-0000 20160601626737 0-710-604-096		

UNOFFICIAL COPY

30th IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed this day of June, 2016.

SKB HOSPITALITY, INC.,
an Illinois corporation

By: Shashank Bhatt
Name: SHASHANK BHATT
Its: President

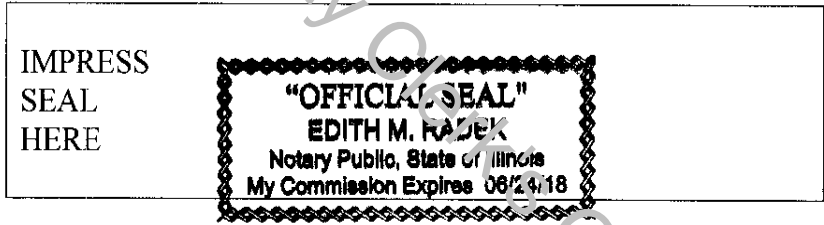
State of Illinois)
County of Cook) ss.

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 President of SKB HOSPITALITY INC., a corporation, 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 President 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 30th day of June, 2016.

Commission expires 6-24-18

NOTARY PUBLIC



This instrument prepared by Amin Law Offices, 1900 E. Golf Road – Suite 1120, Schaumburg, IL 60173

<p>Mail To:</p> <p>WOLIN & ROSEN, LTD. 55 West Monroe Street, Suite 3600 Chicago, Illinois 60603</p>	<p>Name and address of Taxpayer:</p> <p>YOGIS ENTERPRISE INC. 9401 S. Cicero Avenue Oak Lawn, IL 60453</p>
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EXHIBIT "A"

PARCEL 1:

THE EAST 168.46 FEET OF THE WEST HALF OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF THORNTON ROAD (EXCEPT THAT PART CONDEMNED IN CASE 52 C 1338 AND CONVEYED BY DOCUMENT 15225785 TO THE COUNTY OF COOK) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 40.00 FEET OF LOTS 21 THROUGH 28 BOTH INCLUSIVE IN BLOCK 2 (EXCEPT THE SOUTHWESTERLY 7.0 FEET OF LOT 21 AS MEASURED AT 90 DEGREES AND PARALLEL TO THE SOUTHWESTERLY LINE OF LOT 21) ALL IN ALLES SOUTH CHICAGO ADDITION IN THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF BLACKSTONE AVENUE HERETOFOR VACATED AS PER DOCUMENT NO. 0825422047 IN ALLES SOUTH CHICAGO ADDITION IN THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING 33 FEET WIDE, LYING SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER AND LYING NORTH OF THE WESTERLY PROLONGATION OF A LINE DESCRIBED AS THE NORTH LINE OF THE SOUTHWESTERLY 7.00 FEET OF LOT 21 AS MEASURED AT 90 DEGREES AND PARALLEL TO THE SOUTHWESTERLY LINE OF LOT 21 IN SAID ALLES SOUTH CHICAGO ADDITION, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF KEEGAN STREET HERETOFOR VACATED AS PER DOCUMENT NO. 0020941315, 33.0 FEET WIDE, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND GRAND TRUNK RAILWAY COMPANY OF ILLINOIS, CONVEYED BY DEED RECORDED SEPTEMBER 21, 1891 AS DOCUMENT 1538958 AND LYING EXACTLY NORTH OF THE WEST 40 FEET LOT 28, IN BLOCK 2 IN ALLES SOUTH CHICAGO ADDITION IN THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 SECTION 35, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 1650 Thornton Lansing Road, Lansing, IL 60438
Tax Number: 29-35-200-004

Property address: 1650 Thornton Lansing Road, Lansing, IL 60438
Tax Number: 29-35-201-031

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VILLAGE OF LANSING

Norm Abbott
Mayor



Office of the Treasurer

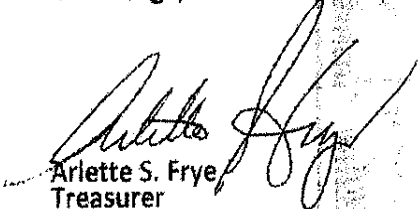
Arlette Frye
Treasurer

June 29, 2015

SKB Hospitality Inc.
209 Rosly Rd
Oak Brook, IL 60523

Re: 1650 Thornton Lansing Road PIN# 29-35-200-004-0000 & 29-35-201-031-0000

A Certificate of Payment is not required by the Village of Lansing for the above listed property due to the fact that this property is located outside city limits for the Village of Lansing. To our knowledge, there is no outstanding debt, liens or violations for this property.


Arlette S. Frye
Treasurer
Village of Lansing
3141 Ridge Road
Lansing, IL 60438
708-895-7205
afrye@villageoflansing.org