

# UNOFFICIAL COPY

Doc#: 1707546006 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/16/2017 08:47 AM Pg: 1 of 5

Dec ID 20170301623446  
ST/CO Stamp 1-958-395-072 ST Tax \$1,400.00 CO Tax \$700.00

GIT

40013312 (1/5)

## SPECIAL WARRANTY DEED

Above Space for Recorder's use only

The Grantor, **ALSIP MOTEL, 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 Rd., Oakbrook, 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, **ALSIP HOTELS INC.**, an Illinois corporation, having its principal office at 419 E. Euclid Ave. Suite B, Mount Prospect, IL 60056, all of 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.

Permanent Real Estate Index Numbers: 24-28-408-005-0000, 24-28-408-006-0000  
24-28-408-007-0000, 24-28-401-029-0000

Address of Real Estate: 12340 S. Cicero Avenue, Alsip, IL 60803

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed this

13<sup>th</sup> day of March, 2017.

**ALSIP MOTEL, LLC**,  
an Illinois limited liability company

By: 

Name: SHASHANK BHATT

Its: Manager

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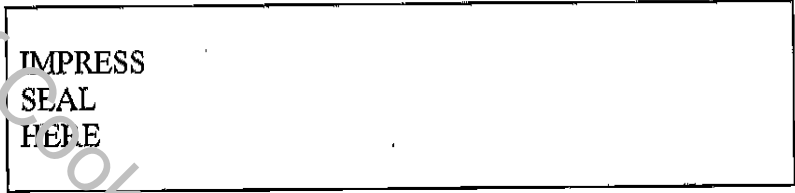
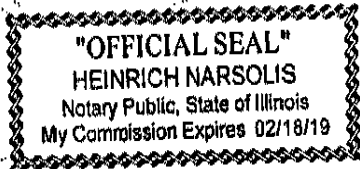
State of Illinois )  
County of Cook ) ss.

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 Manager of ALSIP MOTEL, 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 13 day of MARCH, 2017.

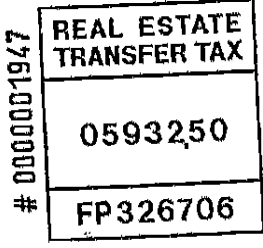
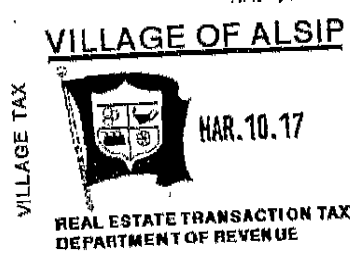
Commission expires 2/18/19

[Signature]  
NOTARY PUBLIC



This instrument prepared by Amin Law Offices, 1907 E. Golf Road - Suite 1120, Schaumburg, IL 6017

<b>Mail To:</b>  Nancy Nowak Sander Attorney at Law 8532 School Street Morton Grove, Illinois 60053	<b>Name and address of Taxpayer:</b>  ALSIP HOTELS, INC. <u>12340 S. Cicero</u> <u>ALSIP, IL 60803</u>
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<b>REAL ESTATE TRANSFER TAX</b>		14-Mar-2017
COUNTY:		700.00
ILLINOIS:		1,400.00
<b>TOTAL:</b>		<b>2,100.00</b>
24-28-408-005-0000   20170301623446   1-958-395-072		

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THE WEST 178.70 FEET OF THE EAST 238.70 FEET OF THE SOUTH 195.60 FEET OF THE NORTH 228.60 FEET OF THE SOUTH 7 ACRES OF THE NORTH 19 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 33 FEET THEREOF IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOTS 14 AND 15 IN ARNOLD'S SUBDIVISION OF THE SOUTH 7 ACRES OF THE NORTH 19 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

THAT PART OF THE EAST 530 FEET OF THE SOUTH 11 ACRES OF THE NORTH 30 ACRES (EXCEPTING THE EAST 60 FEET THEREOF) OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID SOUTH 11 ACRES; THENCE WEST ALONG THE NORTH LINE OF SAID 11 ACRES, A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG SAID NORTH LINE 470 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 34.62 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTH 11 ACRES A DISTANCE OF 470 FEET TO THE WEST LINE OF CICERO AVENUE; THENCE NORTH ALONG SAID WEST LINE 34.62 FEET TO THE POINT OF BEGINNING, ALL 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. GENERAL REAL ESTATE TAXES FOR THE YEARS 2016, 2017 AND SUBSEQUENT YEARS.
7. EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 16755321 DESCRIBED AS FOLLOWS: IN, UPON, UNDER AND ALONG A STRIP OF LAND 10 FEET OF EVEN WIDTH PARALLEL WITH AND ADJOINING TO AND NORTH OF THE WEST 15 FEET OF THE SOUTH PROPERTY LINE OF THE EAST 183.70 FEET OF THE SOUTH 195.60 FEET OF THE NORTH 19 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
8. EASEMENT FOR PUBLIC UTILITIES OVER THE SOUTH 10 FEET OF LOT 14 AND OTHER PROPERTY AS DISCLOSED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY RECORDED NOVEMBER 15, 1956 AS DOCUMENT 16755323.
9. EASEMENT FOR PUBLIC UTILITY OVER THE SOUTH 10 FEET OF LOT 15 AS DISCLOSED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY RECORDED NOVEMBER 15, 1956 AS DOCUMENT 16755322.
10. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER LINES AS CONDEMNED IN CASE 71C042.
11. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.

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12. GRANT OF EASEMENT BETWEEN SARA HOSPITALITY INC. AND COMCAST OF CALIFORNIA/COLORADO/ILLINOIS/INDIANA/MICHIGAN LP TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT NO. 0932429127.
13. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
14. EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE, ITS SUCCESSORS AND ASSIGNS, FOR POLES, LINES, CONDUIT AND INCIDENTAL PURPOSES, OVER, UPON AND ALONG THE NORTH 6 FEET OF LOT 15, RECORDED FEBRUARY 24, 1989 AS DOCUMENT NO. 89083803.
15. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE ITS SUCCESSORS AND ASSIGNS, FOR POLES, LINES, CONDUIT AND INCIDENTAL PURPOSES, OVER, UPON AND ALONG THE WEST 5 FEET OF LOT 14, RECORDED AS DOCUMENT NO. 20739393.

Property of Cook County Clerk's Office