

UNOFFICIAL COPY

Doc#: 1801655040 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/16/2018 10:10 AM Pg: 1 of 3

Dec ID 20180101677926
ST/CO Stamp 0-431-893-536 ST Tax \$1,280.00 CO Tax \$640.00

SPECIAL WARRANTY DEED

GIT

40035919

MWT 115

Above Space for Recorder's use only

The Grantor, **OMPREM SP HOSPITALITY INC.**, an Illinois corporation, having its principal office at 2485 Barkdoll Rd., Naperville, Illinois 60565, 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, **MAHAVIR MATTESON HOSPITALITY LLC**, an Illinois limited liability company, having its principal office at 468 Springwood Drive, Roselle, IL 60172, 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) exceptions to title relating to any matters created by, through, or under the acts of Grantee or its agents.

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

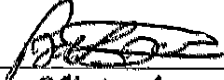
Permanent Real Estate Index Numbers:

31-26-106-002-0000; 31-26-106-005-0000; 31-26-106-006-000;
31-26-106-007-0000; 31-26-106-008-0000; 31-26-106-009-000;
31-26-106-010-0000; 31-26-106-011-0000; 31-26-106-029-000

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IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed this 4th day of January, 2018.

OMPREM SP HOSPITALITY INC.,
an Illinois corporation

By: 
Name: PRATIK DAVE
Its: PRESIDENT

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Pratik Dave, personally known to me to be the President of OMPREM SP HOSPITALITY INC., an Illinois 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 corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of January, 2018.



Commission expires 12/16/21

NOTARY PUBLIC



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

Mail To: Tushar Chotalia 6600 N. Lincoln Ave., #316 Lincolnwood, IL 60712	Name and address of Taxpayer: MAHAVIR MATTESON HOSPITALITY LLC 468 Springwood Drive Roselle, IL 60172
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REAL ESTATE TRANSFER TAX		06-Jan-2018	
		COUNTY:	640.00
		ILLINOIS:	1,280.00
		TOTAL:	1,920.00
31-26-106-002-0000		20180101677926 0-431-893-536	

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EXHIBIT A

THE WEST 50 FEET OF LOT 3, AND LOT 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 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.