

UNOFFICIAL COPY

Doc#: 1815806086 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/07/2018 10:39 AM Pg: 1 of 4

Dec ID 20180601688397
ST/CO Stamp 1-670-672-672 ST Tax \$1,795.00 CO Tax \$897.50

SPECIAL WARRANTY DEED

40036567
mws/12

GIT

The Grantor, **FRIENDSHIP MOTEL LLC**, a limited liability company organized and existing under and by virtue of the laws of the State of Indiana, having its principal office at 2151 Bernice Road, Lansing, IL 60638, 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, **LANSING FRIENDSHIP LLC**, an Illinois limited liability company, having its principal office at 10327 Sandy Lane, Munster, IN 46321, 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, fooders and laterals; (iv) covenants, restrictions and easements of record; (vi) 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.

Address of Real Estate: 2151 Bernice Rd, Lansing, IL 60438
Permanent Real Estate Index Numbers: 29-25-400-049-0000

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed this 1st day of June, 2018.

FRIENDSHIP MOTEL LLC

By: MAVNA PATEL
Name: MAVNA PATEL
Its: MADMG 06-12

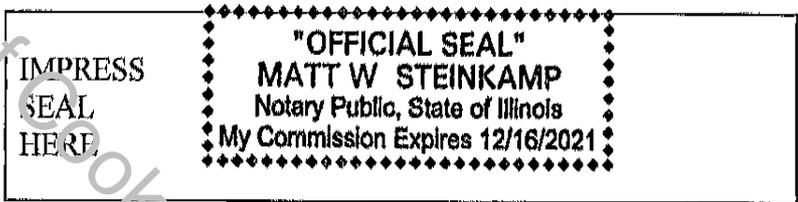
UNOFFICIAL COPY

State of IL)
) ss.
 County of Cook)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Nayna Patel personally known to me to be the Manager of FRIENDSHIP 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 15th day of June, 2018.

Commission expires 12/16/21 
 NOTARY PUBLIC



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

Mail To: <u>Amin Law Offices Ltd.</u> <u>1900 E. Golf Rd. - Ste 1120</u> <u>Schaumburg, IL 60173</u>	Name and address of Taxpayer: <u>Lansing Friendship LLC</u> <u>10327 Sandy Lane</u> <u>MUNSTER IN 46321</u>
---	--

 	REAL ESTATE TRANSFER TAX 06-Jun-2018
	COUNTY: 897.50 ILLINOIS: 1,795.00 TOTAL: 2,692.50
29-25-400-049-0000	20180601688397 1-670-672-672

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

THAT PART LYING NORTH OF NORTH LINE OF TRI STATE HIGHWAY OF THE EAST 1/2 OF LOT 3 OF SUBDIVISION OF NORTH 50 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, 20 ACRES, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, THENCE RUNNING EAST 6.16 CHAINS, THENCE NORTH 32.47 CHAINS, THENCE WEST 6.16 CHAINS, THENCE SOUTH 32.47 CHAINS TO THE POINT OF BEGINNING, ALSO EXCEPTING THAT PART IN CASE 03L50213 TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS FOR AND ON BEHALF OF THE PEOPLE OF THE STATE OF ILLINOIS FOR WIDENING OF ROAD DESCRIBED AS FOLLOWS: THAT PART OF LOT 3 IN THE SUBDIVISION OF THE NORTH 50.00 ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING FROM THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, 20.00 ACRES DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE RUNNING EAST 6.16 CHAINS; THENCE NORTH 32.47 CHAINS; THENCE WEST 6.16 CHAINS; THENCE SOUTH 32.47 CHAINS TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1892 AS DOCUMENT NO. 1647103, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 3 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 80; THENCE ON A STATE PLANE BEARING OF SOUTH 89 DEGREES 21 MINUTES 19 SECONDS WEST 132.55 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 80, TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 132.605 FEET OF SAID LOT 3; THENCE NORTH 00 DEGREES 40 MINUTES 58 SECONDS WEST 12.13 FEET, ALONG SAID EAST LINE OF THE WEST 132.605 FEET OF LOT 3, TO A 5/8" IRON ROD WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER IPLS 2017"; THENCE NORTH 89 DEGREES 20 MINUTES 44 SECONDS EAST 113.03 FEET, TO A 5/8" IRON ROD WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER IPLS 2017"; THENCE NORTH 87 DEGREES 45 MINUTES 56 SECONDS EAST 19.53 FEET, TO A 5/8" IRON ROD WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER IPLS 2017", ON SAID EAST LINE OF LOT 3; THENCE SOUTH 00 DEGREES 40 MINUTES 59 SECONDS EAST 12.69 FEET, ALONG SAID EAST LINE OF LOT 3, TO THE POINT OF BEGINNING. SAID PARCEL, CONTAINING 0.037 ACRE, MORE OR LESS) AS PER PLAT RECORDED IN RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON APRIL 19, 1892 AS DOCUMENT 1647103 IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Village of Lansing

Patricia Eldam
Mayor



Office of the Treasurer

Arlette Frye
Treasurer

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Friendship Motel, LLC

10327 Sandy Lane

Manster, IN 46321

Telephone:

708-372-0443

Attorney or Agent:

Javal Amlu

Telephone No.:

847-230-0076

Property Address:

2151 Bernice Road

Lansing, IL 60438

Property Index Number (PIN):

29-25-400-049-0000

Water Account Number:

320 6992 00 01

Date of Issuance:

May 29, 2018

(State of Illinois)

(County of Cook)

This instrument was acknowledged before
me on May 29, 2018 by

Karen Giovane

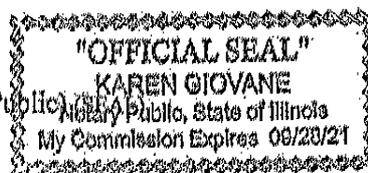
VILLAGE OF LANSING

By:

Arlette Frye
Village Treasurer or Designee

Karen Giovane
[Signature]

(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.