

# UNOFFICIAL COPY

Doc#: 1829655114 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/23/2018 12:10 PM Pg: 1 of 4

Dec ID 20181001611950  
ST/CO Stamp 0-787-066-016 ST Tax \$1,200.00 CO Tax \$600.00

## SPECIAL WARRANTY DEED

1/2 400-34742

# GIT

Above Space for Recorder's use only

The Grantor, **SHAPATI HOSPITALITY INC.**, a corporation organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at 10327 Sandy Lane, Munster, IN 46321, 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, **US HOSPITALITY LLC**, an Illinois limited liability company, having its principal office at 2035 S. Washington St. - Suite 143, 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.

**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: 16920 South Halsted Street, Harvey, IL 60426  
Permanent Real Estate Index Numbers: 29-29-201-014-0000; 29-29-201-030-0000;  
29-29-201-031-0000

<sup>October</sup> IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed this 15<sup>th</sup> day of ~~June~~, 2018.

**SHAPATI HOSPITALITY INC.**

(Agent)  
By: Mehmet Bayraktar  
Name: Ahmet Bayraktar  
Its: Attorney Agent

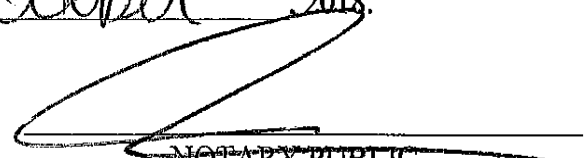
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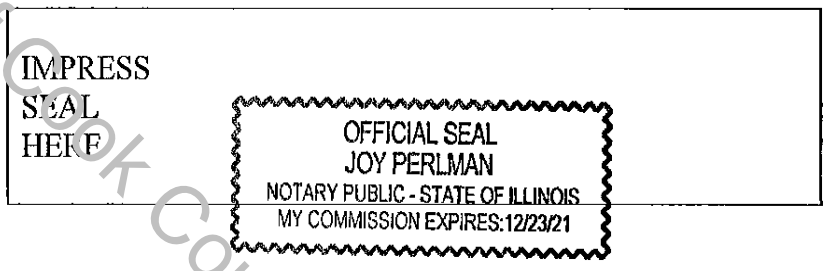
State of Ill )  
County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Bhavin Shah personally known to me to be the Authorized Agent of SHAPATI 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 Authorized Agent 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 18<sup>th</sup> day of October, 2018.



Commission expires 12-23-21

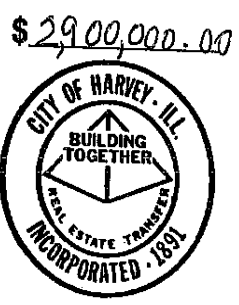
  
NOTARY PUBLIC



This instrument prepared by Amin Law Offices, Ltd., 1960 F. Golf Road – Suite 1120, Schaumburg, IL 60173

<b>Mail To:</b>  US HOSPITALITY LLC 2035 S. Washington St. - Suite 143 Naperville, Illinois 60565	<b>Name and address of Taxpayer:</b>  US HOSPITALITY LLC 2035 S. Washington St. - Suite 143 Naperville, Illinois 60565
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<b>REAL ESTATE TRANSFER TAX</b>		22-Oct-2018
		COUNTY: 600.00
		ILLINOIS: 1,200.00
		TOTAL: 1,800.00
29-29-201-014-0000	20181001611950	0-787-066-016



119 21073

**UNOFFICIAL COPY****EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

THAT PART OF THE SOUTH 1/4 OF THE EAST 702.88 FEET OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH 1/4 AT A DISTANCE OF 376.34 FEET WEST OF THE EAST LINE OF SAID SOUTH 1/4; THENCE SOUTH AT RIGHT ANGLES, 109.07 FEET; THENCE EAST AT RIGHT ANGLES, 27.00 FEET, THENCE SOUTH AT RIGHT ANGLES 60.00 FEET; THENCE EAST ALONG A LINE FORMING AN ANGLE FROM THE SOUTH OF 90 DEGREES 00 MINUTES 31 SECONDS WITH THE LAST COURSE, 9.00 FEET; THENCE SOUTH AT RIGHT ANGLES 60.00 FEET; THENCE WEST AT RIGHT ANGLES 37.5 FEET; THENCE SOUTH AT RIGHT ANGLES 101.42 FEET TO THE SOUTH LINE OF SAID SOUTH 1/4 OF NORTH 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF SECTION 29 THENCE WEST AT RIGHT ANGLES ALONG SAID LINE 167.54 FEET; THENCE NORTH AT RIGHT ANGLES 330.51 FEET TO THE NORTH LINE OF SAID SOUTH 1/4, THENCE EASTERLY 169.06 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE SOUTH 1/4 OF THE EAST 702.875 FEET OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 60 FEET THEREOF, IN COOK COUNTY, ILLINOIS, ALSO THE EAST 40 FEET OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF LATHROP AVENUE AS PLATTED AND RECORDED MARCH 23, 1914 IN BOOK 128 OF PLATS, PAGE 49, AT A DISTANCE OF 999 FEET SOUTH OF THE NORTH LINE OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RUNNING THENCE SOUTH ON THE CENTER LINE OF SAID LATHROP AVENUE FOR A DISTANCE OF 323 FEET; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF THE NORTH LINE OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 626.82 FEET; THENCE IN A NORTHERLY DIRECTION ALONG A LINE 702.875 FEET WEST OF AN PARALLEL TO THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 323.375 FEET; AND THENCE IN A WESTERLY DIRECTION ALONG A STRAIGHT LINE A DISTANCE OF 628.35 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR LATHROP AVENUE), IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM PARCEL 2 THE FOLLOWING 3 TRACTS:

**TRACT I:**

THAT PART OF THE SOUTH 1/4 OF THE EAST 702.88 FEET OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH 1/4 AT A DISTANCE OF 83.00 FEET WEST OF THE EAST LINE OF SAID SOUTH 1/4; THENCE WEST ALONG SAID NORTH LINE 293.34 FEET; THENCE SOUTH AT RIGHT ANGLES, 108.06 FEET; THENCE EAST AT RIGHT ANGLES 27.00 FEET THENCE SOUTH AT RIGHT ANGLES 60.00 FEET; THENCE EASTERLY A DISTANCE OF 265.56 FEET TO A POINT OF 159.02 N FEET SOUTHERLY OF THE POINT OF BEGINNING; THENCE NORTHERLY 169.02 FEET TO THAT POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**TRACT II:**

THAT PART OF THE SOUTH 1/4 OF THE EAST 702.88 FEET OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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**BEGINNING AT A POINT ON THE SOUTH LINE OF SAID 1/4 AT A DISTANCE OF 83.00 FEET WEST OF THE EAST LINE OF SAID SOUTH 1/4; THENCE WEST ALONG SAID SOUTH LINE 293.30 FEET; THENCE NORTH AT RIGHT ANGLES 101.42 FEET, THENCE EAST AT RIGHT ANGLES 37.50 FEET; THENCE NORTH AT RIGHT ANGLES 60.00 FEET; THENCE EAST AT RIGHT ANGLES, 256.66 FEET TO SAID LINE, 83.00 FEET WEST OF EAST LINE OF THE NORTHEAST 1/4 OF SECTION 29, THENCE SOUTHERLY 161.42 FEET TO THE POINT BEGINNING ALL IN COOK COUNTY, ILLINOIS.**

**TRACT III:**

**THAT PART OF THE SOUTH 1/4 OF THE EAST 702.88 FEET OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH 1/4 AT A DISTANCE OF 376.34 FEET WEST OF THE EAST LINE OF SAID SOUTH 1/4, THENCE SOUTH AT RIGHT ANGLES, 109.07 FEET, THENCE EAST AT RIGHT ANGLES, 27.00 FEET; THENCE SOUTH AT RIGHT ANGLES 60.00 FEET; THENCE EAST ALONG A LINE FORMING AN ANGLE FROM THE SOUTH OF 90 DEGREES 00 MINUTES, 31 SECONDS WITH THE LAST COURSE, 9.00 FEET, THENCE SOUTH AT RIGHT ANGLES 60.00 FEET, THENCE WEST AT RIGHT ANGLES 37.50 FEET THENCE SOUTH AT RIGHT ANGLES 101.42 FEET TO THE SOUTH LINE OF SAID SOUTH 1/4 OF NORTH 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF SECTION 29; THENCE WEST AT RIGHT ANGLES ALONG SAID LINE 167.54 FEET; THENCE NORTH AT RIGHT ANGLES 37.51 FEET TO THE NORTH LINE OF SAID SOUTH 1/4; THENCE EASTERLY 169.06 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 3: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH AND DEFINED IN THE EASEMENT AGREEMENT FOR INGRESS, EGRESS AND PARKING RECORDED APRIL 12, 2005 AS DOCUMENT NO. 0510247236, IN COOK COUNTY, ILLINOIS.**

**PARCEL 4: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH AND DEFINED IN THE EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE PUBLIC RIGHT-OF-WAY AND USE OF THE COMMON DRIVEWAY AND PARKING LOT RECORDED AUGUST 20, 2013 AS DOCUMENT NO. 1323245047.**