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Doc#: 2224525257 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/02/2022 02:58 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

Prepared By:
Attorney Nirav S. Patel
Law Office of Nirav S. Patel, PC
121 Fairfield Way, Ste 100
Bloomington, IL 60108

Dec ID 20220801611452
ST/CO Stamp 0-995-027-536 ST Tax \$500.00 CO Tax \$250.00

Return To:
ADR Investment Burbank LLC
1924 Camp McDonald Rd
Mount Prospect, IL 60056

Taxes To/Grantee's Address:
ADR Investment Burbank LLC
1924 Camp McDonald Rd
Mount Prospect, IL 60056

The Above Space for Recorder's Use Only

THE GRANTOR, Shree Sai Baba Realty Inc., an Illinois corporation, of Burbank, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, BARGAINS, SELLS, WARRANTS AND CONVEYS to GRANTEE, ADR Investment Burbank, LLC, an Illinois limited liability company, of Mount Prospect, Illinois, and its successors and assigns, FOREVER, all right, title, and interest in the following described real estate and improvements thereon situated in the County of Will, State of Illinois, and legally described and known as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE..

Permanent Index Number: 19-31-323-038-0000 and 19-31-323-039-0000

Commonly known as: 6800 W 87th Street, Burbank IL 60459

SUBJECT TO: the matters set forth on Exhibit "B" attached hereto and incorporated by reference.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto Grantee, and to its successors and assigns forever. Grantor hereby covenants that it shall WARRANT AND DEFEND the title to the Property unto Grantee and to Grantee's successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject to the Exceptions.

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 301 AND 302 IN FREDRICK H. BARTLETT'S 2ND ADDITION TO FREDERICK H. BARTLETT'S 79TH STREET ACRES BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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