SPECIAL WARRANTY DEED

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

Return To:

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

Taxes To/Grapte's Address: ADR Investment Burbank LLC 1924 Camp McDonald R.d. Mount Prospect, IL 60056

Karen A. Yarbrough Cook County Clerk

Date: 09/02/2022 02:58 PM Pg: 1 of 3

Dec ID 20220801611452

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

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, FCPEVER, 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 INCOPORATED 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 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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UNOFFICIAL COP

Dated this 16TH day of August, 2022

Shree Sai Baba Realty Inc

By: Amit Amin Its: President

STATE OF ILLINO'S

)SS

County of

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify Amit Amin, the President of Scree Sai Baba Realty Inc., an Illinois limited corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in parson, and acknowledged that he has signed, sealed, and delivered the said instrument of his free and voluntary act and as the voluntary act of said company, for the used and purposes therein set for in

Given under my hand and official seal this & day of

2022.

ROSANNE M OCONHOR Official Seal Notary Public - State of Illinois My Commission Expires May 4, 2023

City of Burbank

FIVE HUNDRE \$ 2500.00 ir NO

8/17/22

Real Estate Transaction Stamp

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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.

Permaner, Index Number: 19-31-323-038-0000 and 19-31-323-039-0000

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

ex N.

10 yn as: 68.

Clanks Office