

UNOFFICIAL COPY

PREPARED BY AND AFTER RECORDING,
MAIL TO:

Sher Garner Cahill Richter Klein & Hilbert, L.L.C.
Attn: Jonathan B. Cerise, Esq.
909 Poydras Street, Suite 2800
New Orleans, Louisiana 70112

MAIL TAX BILL TO:

Burger King Company LLC
Attn: Property Tax Department
5707 Blue Lagoon Drive
Miami, FL 33126



Doc# 2301722013 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/17/2023 11:56 AM PG: 1 OF 4

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

Note to Recorder: This instrument is **exempt** from any real estate transfer tax under the Real Estate Transfer Tax Law, 35 ILCS 200/31-45, Paragraph "E," as a transfer from a parent corporation to a wholly owned subsidiary for actual consideration of less than \$100.

Acknowledged:

Michele Keusch

Assistant Secretary - Burger King Company LLC

Date: August 31, 2022

STATUTORY WARRANTY DEED

This DEED is made and entered into as of the 31st day of August, 2022, by BURGER KING CORPORATION, a Florida corporation having a mailing address at 5707 Blue Lagoon Drive, Miami, Florida 33126 ("Grantor"), to and for the benefit of BURGER KING COMPANY LLC, a Florida limited liability company, having a mailing address at 5707 Blue Lagoon Drive, Miami, Florida 33126 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents GRANT, BARGAIN SELL AND CONVEY unto the Grantee the following described real estate, situated in the County of Cook and the State of Illinois (the "Property") more particularly described as follows:

See Exhibit A attached hereto and hereby made a part hereof.

Subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record (the "Exceptions").

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the Grantee, and to its successors and assigns forever. The Grantor hereby covenanting that it and its successors and assigns shall WARRANT AND DEFEND the title to the Property unto the 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.


[Remainder of this page intentionally left blank]

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IN WITNESS WHEREOF, the Grantor has executed this Deed as of the day and year first above written.

GRANTOR:

BURGER KING CORPORATION

By: 
Michele Keusch, Assistant Secretary

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

I, The undersigned, a Notary Public for said County and state, do hereby certify that Michele Keusch, as Assistant Secretary of Burger King Corporation, a Florida corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Assistant Secretary, she signed and delivered the said instrument as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

WITNESS my hand and notarial seal or stamp this 22 day of August, 2022.


Notary Public

My commission expires:



[Remainder of this page intentionally left blank]

[Deed Signature Page for BK #07545 – ORLAND HILLS, IL]

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Exhibit A

Legal Description

LOT 5 IN ORLAND TOWNE CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers:



27-22-101-017-0000

27-22-101-022-0000

CKA: 9279 W. 59th St.
Orland Hills, IL 60487

REAL ESTATE TRANSFER TAX

17-Jan-2023

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
27-22-101-017-0000		2022 801606542 1-924-803-408	


Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

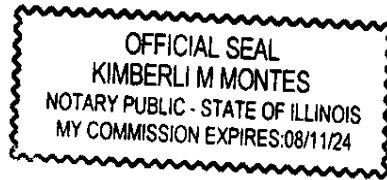
Dated: Jan 17, 2023

Signature: 
Grantor or Agent

Subscribed and sworn to before me

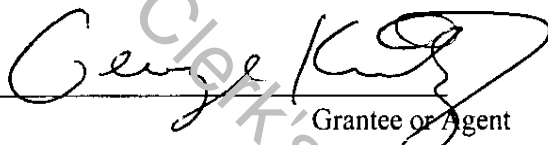
By the said agent
This 17th day of Jan, 20 23

Notary Public 



The Grantee or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

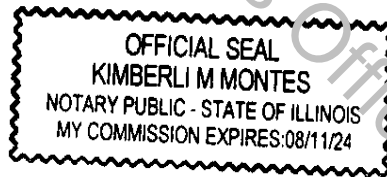
Dated: Jan 17, 2023

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the

said agent
This 17th day of Jan 20 23

Notary Public 



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)