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WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION TO CORPORATION

ATA / GMT Title Agency
85 W. Algonquin Road, Suite 120
Arlington Heights, IL 60005
File # 22838867-IL

Preparer File: Vals Petro to Franklin Mobil
ATA No.: 22838867-IL


2306222049D
Doc# 2306222049 Fee \$57.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 03/03/2023 11:32 AM PG: 1 OF 4

THE GRANTOR, Vals Petro, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to Franklin Mobil, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

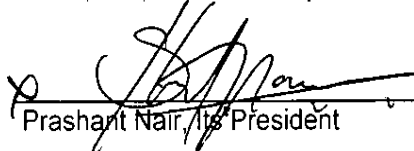
SUBJECT TO: Subject, however, to the general taxes for the year of 2022 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above-described Property would show.

Permanent Real Estate Index Numbers: 12-21-319-007-0000, 12-21-319-008-0000, 12-21-319-009-0000,
12-21-319-010-0000, 12-21-319-011-0000, 12-21-319-012-0000,
12-21-319-013-0000, 12-21-319-014-0000, 12-21-319-015-0000,
12-21-319-016-0000, 12-21-319-017-0000

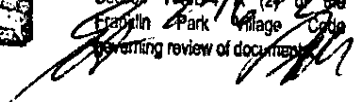
Address of Real Estate: 3201 Mannheim
Franklin Park, Illinois 60131

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its President this 15 day of February, 2023.

Vals Petro, Inc., an Illinois corporation

By: 
Prashant Nair, Its President



This stamp processed pursuant to
Section 7-608-4 (2) of the
Franklin Park Village Code
governing review of documents


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STATE OF ILLINOIS, COUNTY OF Will SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Prashant Nair, personally known to me to be the President of Vals Petro, 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 severally acknowledged that as such President he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of February, 2023.



Mark T. Hickey

 Notary Public

Prepared by:
 Mark T. Hickey
 7220 W. 194th Street Suite 101
 Tinley Park, IL 60477

Mail to:
 Frank J. Zangara
 7115 Virginia Road, Suite 116
 Crystal Lake, IL 60014

Name and Address of Taxpayer:
 Franklin Mobil Inc.
 17824 Tulip Lane
 Tinley Park, IL 60477

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

21-Feb-2023



COUNTY:	350.00
ILLINOIS:	700.00
TOTAL:	1,050.00

12-21-319-008-0000

120230201653920 | 0-643-637-072

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Exhibit "A" – Legal Description

LOTS 25 TO 35 IN BLOCK 59 IN THIRD ADDITION TO FRANKLIN PARK IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT MANNHEIM AND EXCEPT THE WEST 10 ACRES OF THAT PART OF THE SOUTHWEST QUARTER LYING NORTH OF THE RIGHT OF WAY OF CHICAGO MILWAUKEE AND ST. PAUL RAILROAD AND EAST OF MANNHEIM AND EXCEPT THE RIGHT OF WAY AND DEPOT GROUNDS OF CHICAGO MILWAUKEE AND ST. PAUL RAILROAD; ALSO THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD AND ALL THAT PART OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF CENTER LINE OF GRAND AVENUE, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 12-21-319-007-0000, 12-21-319-008-0000, 12-21-319-009-0000,
12-21-319-010-0000, 12-21-319-011-0000, 12-21-319-012-0000,
12-21-319-013-0000, 12-21-319-014-0000, 12-21-319-015-0000,
12-21-319-016-0000, 12-21-319-017-0000

Address of Real Estate: 3201 Mannheim
Franklin Park, Illinois 60131