

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

Doc# 2306934017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/10/2023 12:01 PM PG: 1 OF 4

MAIL TAX BILL TO:

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

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 200/1-45, Paragraph "E," as a transfer from a parent corporation to a wholly owned subsidiary for actual consideration of less than \$100, and also exempt under Chicago, Illinois Code of Ordinances Sec. 3-33-060 (J).

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.

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Exhibit A

Legal Description

LOTS 27, 28, 29, 30, 31 AND 32 IN THE SUBDIVISION OF THE SOUTH PART OF BLOCK 13 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Permanent Index Number: 17-06-328-038-0000

CKA: 2344 W. Chicago Ave.
Chicago, IL 60622

REAL ESTATE TRANSFER TAX		0-Mar-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*

17-06-328-038-0000 | 20230301670099 | 1-389-682-896

* Total does not include any applicable penalty or interest due.

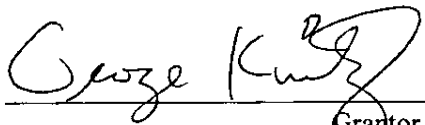
REAL ESTATE TRANSFER TAX		10-Mar-2023
		COUNTY:
		ILLINOIS:
		TOTAL:
17-06-328-038-0000	20230301670099	0-959-275-216

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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.

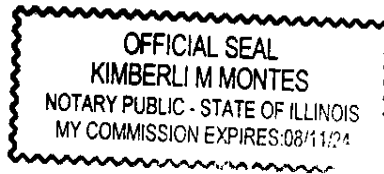
Dated: Mar 8, 2023

Signature: 
Grantor or Agent

Subscribed and sworn to before me


By the said agent
This 8th day of Mar, 2023

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.

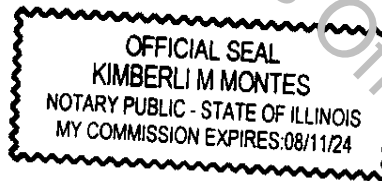
Dated: Mar 8, 2023

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said agent

This 8th day of Mar, 2023

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.)

