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# 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

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

Note to Recorder: This instrument is <u>exempt</u> from any real estate transfer tax under the Real Estate Transfer Tax Law, 35 ILCS 200/21 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 (1).

Acknowledged:

/120/

Date: August 31, 2022

Michele Keusch

Assistant Secretary - Burger King Company LLC

STATUTORY WARF, ANTY DEED

This DEED is made and entered into as of the 31ST dry of August, 2022, by BURGER KING COPORATION, a Florida corporation having a mailing address at 570.7 Blue Lagoon Drive, Miami, Florida 33126 ("Grantor"), to and for the benefit of BURGER KING COM ANY LLC, a Florida limited liability company, having a mailing address at 5707 Blue Lagoon Drive, Miami, Ficrida 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 Illineis (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.

2306934017 Page: 2 of 4

UNOFFICIAL COPY

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 Burget 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 a ed of said company, for the uses and purposes therein set forth.

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

Notary Public

T'S OFFICE

My commission expires:

SHARALEA ANDRADE
MY COMMISSION # GG 960779
EXPIRES: June 20, 2024
Bonded Thru Notary Public Underwriters

[Remainder of this page intentionally left blank]

[Deed Signature Page for BK #01512 – CHICAGO, IL]

2306934017 Page: 3 of 4

UNOFFICIAL COP'

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.

Permanen/Index Number: 17-06-328-038-0000

CKA: 2344 W. Chicago Ave.

	(0		
	chi cago.	14 60622	
	2		
		0_	
REAL ESTATE TRAN	SFER TAX	10-Man-2023	
SET OF	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00	
17-06-328-038-0000	20230301670099	1-389-682-896	
* Total does not includ	ie any applicable pena	ity or interest due.	(1)
			C'/
			4,
			2,0
REAL ESTATE TRANSFER	TAX	•••	U _{Sc.}
	COUNTY:	0-Mar-2023 0.00	
	ILLINOIS:	0.00	Co
17-06-328-038-0000	TOTAL:	0.00	Cv
	20230301670099 0-959	-275-216	

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

2306934017 Page: 4 of 4

UNOFFICIAL COPY

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 M. (8 , 2) 2 3 Signature:	Cruze Curz Grantor or Agent
Subscribed and sworn to before me	
By the said acent	,
By the said a sent This Studay of Mar, 2073	OFFICIAL SEAL
	KIMBERLI M MONTES
Notary Public	NOTARY PUBLIC - STATE OF ILLINOIS
	MY COMMISSION EXPIRES:08/11/24

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 octillions.

Dated: Mar 8, 20 7 3

Signature: Large Cirantee or Agent

Subscribed and sworn to before me by the said a gant

This 840 day of Mar 20 2 3

Notary Public OFFICIAL SEAL KIMBERLI M MONTES

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/11/24

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.)

