

# UNOFFICIAL COPY

## Special Warranty Deed

ILLINOIS STATUTORY  
LIMITED LIABILITY COMPANY

Doc# 2307413081 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/15/2023 11:30 AM Pg: 1 of 2

Dec ID 20230301665480

ST/CO Stamp 2-009-522-384 ST Tax \$1,350.00 CO Tax \$675.00

*Above Space for Recorder's Use Only*

THE GRANTOR SHANKARGIRI, L.L.C., a limited liability company 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, and other good and valuable considerations in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEYS and WARRANTS to the GRANTEE 324 MAPLE INVESTMENT LLC, a limited liability company of 17956 Indiana Ct. Glendale Ht., IL 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 page 2 for legal description attached hereto and made part hereof,

SUBJECT TO: GENERAL TAXES FOR 2023 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD:

Permanent Real Estate Index Number: 27-24-310-031-0000

**FIRST AMERICAN TITLE  
FILE # 3149320**


Address of Real Estate: 7982-7986 167th Street, Tinley Park, IL 60477

\* aka Shankagiri, LLC

The date of this deed of conveyance is February 28<sup>th</sup>, 2023.

In Witness Whereof, SHANKAGIRI, L.L.C. has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managers, and attested by its Managers this 28<sup>th</sup> day of February, 2023

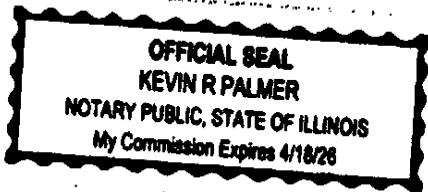
SHANKARGIRI L.L.C.

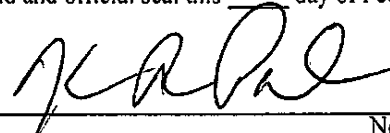
By:   
Samir Patel, Manager, SHANKARGIRI, L.L.C

  
Priya S. Patel, Manager, SHANKARGIRI, L.L.C.

State of Illinois, County of Will SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Samir Patel and Priya S. Patel, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 28<sup>th</sup> day of February, 2023.



  
Notary Public

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

For the premises commonly known as:

7982-7986 167th Street, Tinley Park, IL 60477

Legal Description:

**PARCEL A-1:**

THE WEST 180 FEET OF LOT 32 IN PARKVIEW HOMES UNIT NO. 3, BEING A RESUBDIVISION OF PART OF LOTS 15, 16, 17, 18 AND 19 AND PART OF VACATED PRINCETON AVENUE, IN BREMEN TOWNE ESTATES UNIT 6, PHASE 2, IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AS RECORDED JUNE 27, 1978 AS DOCUMENT 24507598 IN COOK COUNTY, ILLINOIS;

ALSO

**PARCEL A-2:**

EASEMENT FOR THE BENEFIT OF AND APPURTENANT TO PARCEL A-1 AS CREATED BY AGREEMENT BETWEEN RIVER OAK BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 9, 1980 AND KNOWN AS TRUST NUMBER 1367 AND JETCO PROPERTIES, INC., DATED JANUARY 12, 1981 AND RECORDED JANUARY 27, 1981 AS DOCUMENT 25751538 AND AMENDED BY FIRST AMENDMENT OF AGREEMENT DATED AUGUST 14, 1986 AND RECORDED AUGUST 18, 1986 AS DOCUMENT 86360872 MADE BY AND BETWEEN THE FIRST NATIONAL BANK OF CICERO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 2, 1981 AND KNOWN AS TRUST NUMBER 7193, AND BREMEN BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1983 AND KNOWN AS TRUST NUMBER 88-22-73 FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND: THE EAST 146.16 FEET OF LOT 32 IN PARKVIEW HOMES UNIT NO. 3, BEING A RESUBDIVISION OF PART OF LOTS 15, 16, 17, 18 AND 19 AND PART OF VACATED PRINCETON AVENUE, IN BREMEN TOWNE ESTATES UNIT 6, PHASE 2, IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AS RECORDED JUNE 27, 1978 AS DOCUMENT 24507598 IN COOK COUNTY, ILLINOIS.

This instrument was prepared by:

Kevin Palmer  
7645 Brookside Glen Drive  
Tinley Park, IL 60487

Send subsequent tax bills to:

324 Maple Investment LLC  
17956 Zndiana Ct.  
Orland Park IL 60467

Recorder: mail recorded document to:

MRA, LLC & Associates  
14612 John Humphrey  
Orland Park IL 60462