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Doc#: 2310013001 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/10/2023 09:11 AM Pg: 1 of 5

Dec ID 20230301678785
ST/CO Stamp 1-974-338-768 ST Tax \$5,600.00 CO Tax \$2,800.00

GIT

4107 2559 nws 1/3

COOK

SPECIAL WARRANTY DEED

CHARDI KALA HOSPITALITY LLC, an Illinois Limited Liability Company ("Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents SELL AND CONVEY unto SHREE ISHAK CORPORATION, AN ILLINOIS CORPORATION ("Grantee"), the lots, tracts or parcels of land lying, being and situated in the County of McHenry, in the State of Illinois, the common address of which is 1730 East Higgins Road Schaumburg, IL 60173 which is legally described on **Exhibit A** attached hereto and incorporated herein by reference, subject to the Permitted Exceptions as defined in **Exhibit B**.

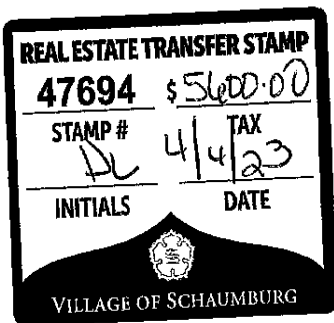
TO HAVE AND TO HOLD the premises aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto said Grantee and its successors and assigns forever, subject to the Permitted Exceptions, said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and its successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor but not otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of the acknowledgement date below to be effective as of the 30 day of March 2023.

GRANTOR:

CHARDI KALA HOSPITALITY LLC, an Illinois Limited Liability Company

By: Lakhwindu Singh
Name: LAKHWINDER SINGH
Its: Manager



REAL ESTATE TRANSFER TAX

06-Apr-2023



COUNTY:	2,800.00
ILLINOIS:	5,600.00
TOTAL:	8,400.00

07-13-408-009-0000

| 20230301678785 | 1-974-338-768

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STATE OF IL)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that LAKHWINDER SINGH personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 30th day of MARCH, 2023.

Matthew W. Steinkamp
NOTARY PUBLIC

"OFFICIAL SEAL"

MATTHEW W. STEINKAMP
Notary Public, State of Illinois
My Commission Expires 01/18/2026

Prepared by: Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO: AND TAX BILL TO
RAJ PATEL
339 STARKENGE DR
CRANDWILE
IL - 49418

~~SEND SUBSEQUENT TAX BILLS TO:~~

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EXHIBIT "A"

PARCEL 1:

LOT 1 IN JUDITH JOHNSON SIXTH RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN JUDITH JOHNSON FIFTH RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 1981 AS DOCUMENT 25835316 IN COOK COUNTY, ILLINOIS.

PARCEL 2A:

NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS TO KIMBERLY DRIVE OVER, ALONG AND ACROSS THE WEST 13.5 FEET OF LOT 3 IN JUDITH JOHNSON SIXTH RESUBDIVISION AFORESAID, AND THE EAST 13.5 FEET OF LOT 1 IN JUDITH JOHNSON FOURTH RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, AFORESAID, AS CREATED BY PLAT OF JUDITH JOHNSON FOURTH RESUBDIVISION RECORDED AS DOCUMENT 24804010 AND BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 26, 1974 AND KNOWN AS TRUST NUMBER 47381 TO LA QUINTA MOTOR INNS, INC., A CORPORATION OF TEXAS RECORDED APRIL 29, 1981 AS DOCUMENT 25853698.

PARCEL 2B:

NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT FOR RECIPROCAL ACCESS AND PARKING DATED AS OF SEPTEMBER 21, 2015 AND RECORDED SEPTEMBER 22, 2015 AS DOCUMENT 1526544052 BY AND BETWEEN LQ PROPERTIES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND IL. & IN. RESTAURANT REALTY, LLC FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND UPON THE PARKING AREAS, DRIVEWAYS AND DRIVE AISLES NOW EXISTING OR CONSTRUCTED IN THE FUTURE OVER LOT 2 IN JUDITH JOHNSON SIXTH RESUBDIVISION TO THE SOUTH LINE OF THE EASEMENT CREATED BY DEED RECORDED APRIL 29, 1981 AS DOCUMENT 25853698 OVER THE WEST 13.5 FEET OF LOT 3 IN JUDITH JOHNSON SIXTH RESUBDIVISION AND THE EAST 13.5 FEET OF LOT 1 IN JUDITH JOHNSON FOURTH RESUBDIVISION

Property address: 1730 East Higgins Road, Schaumburg, IL 60173

Tax Number: 07-13-408-009-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes or special assessments for the year 2022 2nd installment and subsequent years.
2. Acts or matters created or suffered by Grantee or its employees, officers, directors, agents, contractors, consultants or representatives.
3. EASEMENT AGREEMENT FOR RECIPROCAL ACCESS AND PARKING DATED SEPTEMBER 21, 2015 AND RECORDED SEPTEMBER 22, 2015 AS DOCUMENT NO. 1526544052 MADE BY LQ PROPERTIES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND IL. & IN. RESTAURANT REALTY LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
4. TERMS, PROVISIONS AND LIMITATIONS OF ENVIRONMENTAL LAND USE CONTROL RECORDED OCTOBER 2, 2007 AS DOCUMENT NUMBER 0727509049.
5. COVENANTS AND RESTRICTIONS CONTAINED IN DECLARATION MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 25, 1964 AND KNOWN AS TRUST NUMBER 33071 DATED APRIL 12, 1972 AND RECORDED APRIL 13, 1972 AS DOCUMENT NO 21866634, RELATING, BUT NOT LIMITED TO, USE, CONSTRUCTION, STORAGE, NOISE AND PARKING SPACES.
6. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN AGREEMENT DATED DECEMBER 27, 1978 AND RECORDED JANUARY 16, 1979 AS DOCUMENT NO. 24804012 AND AMENDED BY DOCUMENT NO. 24992176 MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NO. 47381, RELATING TO THE USE OF LAND
7. 28 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISIONS RECORDED AS DOCUMENT NOS. 24804010, 24804011 AND 25835316.
8. EASEMENT FOR INGRESS AND EGRESS AGREEMENT RECORDED JANUARY 16, 1979 AS DOCUMENT NO. 24804014 AND AS FURTHER SHOWN ON THE PLAT OF RESUBDIVISION RECORDED AS DOCUMENT NO. 24804011 AND AS DOCUMENT NO. 25835316, BY AND BETWEEN LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 47381 (GRANTOR) AND STEAK AND ALE OF ILLINOIS, INC., (GRANTEE) OVER AND ACROSS A PARCEL OF LAND HAVING 30.5 FEET OF FRONTAGE ON HIGGINS ROAD AND EXTENDING ALONG THE MOST SOUTHERLY 58 FEET OF THE WESTERN BOUNDARY OF LOT 3 IN JUDITH JOHNSON THIRD RESUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 AFORESAID.
9. 10 FOOT UTILITY EASEMENT AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF JUDITH JOHNSON SIXTH RESUBDIVISION RECORDED AS DOCUMENT NO. 25835316.
10. INGRESS AND EGRESS EASEMENT AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF JUDITH JOHNSON SIXTH RESUBDIVISION RECORDED AS DOCUMENT NO. 25835316.
11. EASEMENT AGREEMENT FOR INGRESS AND EGRESS DATED MARCH 11, 1981, BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 26, 1974 AND KNOWN AS TRUST NUMBER 47381 AND LAQUINTA MOTOR INNS, INC. RECORDED APRIL 29, 1981 AS DOCUMENT NUMBER 25853695, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.
12. EASEMENT AGREEMENT FOR UTILITIES DATED MARCH 11, 1981, BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 26, 1974 AND KNOWN AS TRUST NUMBER 47381 AND LAQUINTA MOTOR INNS, INC. RECORDED APRIL 29, 1981 AS DOCUMENT NUMBER 25853696, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.
13. EASEMENT AGREEMENT FOR DIRECTIONAL SIGNAGE DATED MARCH 11, 1981, BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 26, 1974 AND KNOWN AS TRUST NUMBER 47381 AND LAQUINTA MOTOR INNS, INC. RECORDED APRIL 29, 1981 AS DOCUMENT NUMBER 25853697, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.

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14. TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2B CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT.
15. RIGHTS OF THE ADJOINING OWNER AND OWNERS TO THE CONCURRENT USE OF THE EASEMENT DESCRIBED AS PARCEL 2B.
16. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN COMMON DRIVE MAINTENANCE AGREEMENT DATED NOVEMBER 14, 1997 AND RECORDED JANUARY 28, 1998 AS DOCUMENT NUMBER 98071088 BY AND BETWEEN WESTERN SPRINGS NATIONAL BANK AND TRUST, TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 25, 1997 AND KNOWN AS TRUST NUMBER 3575 AND DRURY INN-SCHAUMBURG, A LIMITED PARTNERSHIP. (AFFECTS EASEMENT PARCEL 2A)

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