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This Instrument was prepared
by:

WOLIN LAW GROUP LLC
100 North LaSalle Street
Suite 800
Chicago, Illinois 60602

Upon recording return to:

Law Offices of Nirav S. Patel
121 Fairfield Way, Suite 100
Bloomington, Illinois 60108
Attn: Nirav S. Patel



Doc# 2326234022 Fee \$88.00
RHSP FEE: \$18.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 09/19/2023 01:52 PM PG: 1 OF 8

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, **SEMEO INC.**, an Illinois limited liability company, having a mailing address at 2951 Touhy Avenue, Elk Grove Village, Illinois 60007 (the "Grantor"), does hereby sell and convey to **SHYAM EG HOLDINGS LLC**, an Illinois limited liability company, having a mailing address at 844 Jameson Court West, Carol Stream, Illinois 60188 ("Grantee"), all of the Grantor's rights, title and interest in and to the following described real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the "Property"); situated in Cook County, Illinois, together with all improvements thereon and all of the Grantor's interest in any rights and privileges solely appurtenant thereto subject, however, to those matters described in Exhibit B attached hereto and made a part hereof for all purposes.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining: TO HAVE AND TO HOLD the Property, with the appurtenances thereto, unto Grantee and its successors and assigns.

Grantor, for itself, and its successors, does covenant, promise and agree, to WARRANT AND FOREVER DEFEND the Property unto Grantee, its successors and assigns, against every person lawfully claiming the same, or any part thereof, by through, or under Grantor but not otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK, SIGNATURE PAGE TO FOLLOW]

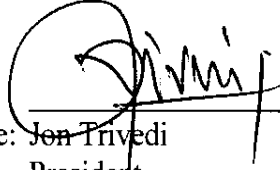
FIDELITY NATIONAL TITLE

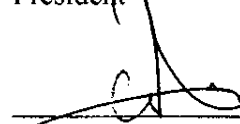
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2 of 10

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IN WITNESS WHEREOF, said Grantor has made, executed and delivered this Special Warranty Deed as of this 12th day of September, 2023.

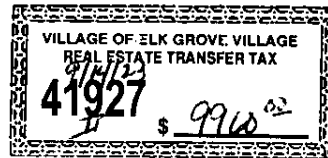
SEMEO INC., an Illinois corporation



By: 
Name: Jon Trivedi
Its: President

By: 
Name: Uma Trivedi
Its: Secretary

Send subsequent tax bills to:

SHYAM EG HOLDINGS LLC
844 Jameson Court West
Carol Stream, Illinois 60188



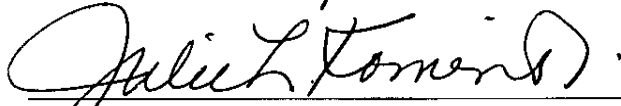
REAL ESTATE TRANSFER TAX		18-Sep-2023
	COUNTY:	1,660.00
	ILLINOIS:	3,320.00
	TOTAL:	4,980.00
08-36-100-019-0000	2023090151630 0-928-931-280	

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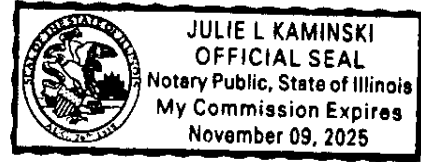
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that JON TRIVEDI, personally known to me to be the President of SEMEO INC., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his 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 12th day of September, 2023.



Notary Public



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that UMA TRIVEDI, personally known to me to be the President of SEMEO INC., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his 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 12th day of September, 2023.



Notary Public



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOT 2 IN TOUHY HIGGINS RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOT 1 IN TOUHY-HIGGINS RESUBDIVISION NO. 1 OF LOT 4 IN TOUHY-HIGGINS SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART CONVEYED TO ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY CASE NO. 16-L-50419 RECORDED AS DOCUMENT 1710929038, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 2 OF TOUHY-HIGGINS RESUBDIVISION NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1995 AS DOCUMENT NO. 95328154, IN COOK COUNTY, ILLINOIS, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD83 (2007 ADJUSTMENT), DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 1 DEGREE 20 MINUTES 13 SECONDS EAST, 19.84 FEET ON AN EAST LINE OF SAID LOT 2; THENCE SOUTH 88 DEGREES 36 MINUTES 48 SECONDS WEST, 100.00 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 1 DEGREE 20 MINUTES 13 SECONDS WEST, 19.85 FEET ON SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 88 DEGREES 37 MINUTES 11 SECONDS EAST, 100.00 FEET ON THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

PARCEL 2:

LOT 1 IN TOUHY HIGGINS RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOT 1 IN TOUHY-HIGGINS RESUBDIVISION NO. 1 OF LOT 4 IN TOUHY-HIGGINS SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT THE IMPROVEMENTS AND BUILDINGS LOCATED ON OR TO BE BUILT THEREON)

EXCEPT THAT PART CONVEYED TO ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY CASE NO. 16-L-50420 RECORDED AS DOCUMENT 1710929037, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 OF TOUHY-HIGGINS RESUBDIVISION NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18,

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1995 AS DOCUMENT NO. 95328157, IN COOK COUNTY, ILLINOIS, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD83 (2007 ADJUSTMENT), DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 88 DEGREES 37 MINUTES 11 SECONDS EAST, 202.01 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 1 DEGREES 13 MINUTES 25 SECONDS EAST, 24.82 FEET ON THE EAST LINE OF SAID LOT 1; THENCE SOUTH 88 DEGREES 36 MINUTES 48 SECONDS WEST, 125.00 FEET; THENCE NORTH 87 DEGREES 40 MINUTES 09 SECONDS WEST, 77.12 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 1 DEGREE 20 MINUTES 13 SECONDS WEST, 19.84 FEET ON THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

EASEMENT PARCEL 2A:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY THE GRANT OF EASEMENT DATED JUNE 2, 1995 AND RECORDED JUNE 8, 1995 AS DOCUMENT 95372706, MADE BY SEMEO INC. TO THM INTERESTS, INC., AN ILLINOIS CORPORATION, FOR INGRESS AND EGRESS TO TOUHY AVENUE OVER THAT PORTION OF LOT 2 IN TOUHY-HIGGINS RESUBDIVISION NO. 2 AFORESAID, AS DELINEATED AND DEPICTED ON EXHIBIT "A" ATTACHED THERETO.

EASEMENT PARCEL 2B:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY THE GRANT OF EASEMENT DATED JUNE 2, 1996 AND RECORDED JUNE 8, 1995 AS DOCUMENT 95372705 MADE BY SEMEO INC. TO THM INTERESTS, INC., AN ILLINOIS CORPORATION, FOR SANITARY SEWER OVER THAT PORTION OF LOT 2 IN TOUHY-HIGGINS RESUBDIVISION NO. 2 AFORESAID, AS DELINEATED AND DEPICTED ON EXHIBIT "A" ATTACHED THERETO.

EASEMENT PARCEL 2C:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY THE DECLARATION OF EASEMENTS DATED FEBRUARY 9, 1989 AND RECORDED FEBRUARY 14, 1989 AS DOCUMENT NUMBER 89069082, MADE BY THM INTEREST, INC., AN ILLINOIS CORPORATION, FOR INGRESS AND EGRESS TO HIGGINS ROAD OVER ALL DRIVEWAYS NOW OR HEREAFTER LOCATED FROM TIME TO TIME OVER LOT 2 IN TOUHY-HIGGINS RESUBDIVISION NO. 1, AS AFORESAID, IN COOK COUNTY, ILLINOIS.

PIN: 08-36-100-019-0000

Address of Property: 2951 Touhy Avenue, Elk Grove Village, Illinois 60007

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EXHIBIT B PERMITTED EXCEPTION

1. Part of the land falls within the boundaries of the Higgins Creek Drainage District of Cook County, Illinois as organized on a petition filed October 26, 1928 in the City of Chicago as case no. 60803.
2. Covenants, conditions and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), contained in screening agreement recorded February 14, 1989 as document 89069084 made by and between THM Interests, Inc., an Illinois corporation and American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated January 27, 1989 and known as Trust Number 107502-06 relating to construction of a screening device parallel to the common lot line in the event a lot owner uses his lot for certain outdoor storage purposes therein described.
3. Reciprocal easement contained in declaration of easements recorded as document 89069082 made by THM Interests, Inc., an Illinois corporation, declaring an easement over Lot 1 in Touhy-Higgins Resubdivision No. 1 for the benefit of Lot 2 in said subdivision, for vehicular ingress and egress for the purpose of utilizing any driveway constructed on Lot 1 to Touhy Avenue, which is located to the North of Lot 1, and the terms and conditions therein contained.
4. Note on Plat of Touhy-Higgins Resubdivision No. 2 recorded May 18, 1995 as document no. 95328154 states the following:

"No Direct Access to Touhy Avenue will be provided to Lot 1, access to be provided through easement for ingress and egress shown on Lot 2."
5. Easements for public utilities, sewer, water, drainage and cable TV over the land as shown on the Plat of Touhy-Higgins Resubdivision No. 2 recorded May 18, 1995 as document 95328154.
6. Easement as shown on Plat of Touhy-Higgins Resubdivision No. 2 recorded May 18, 1995 as document no. 95328154 in favor of the Commonwealth Edison Company, Ameritech and Village of Elk Grove Village, and Cable Televisions Franchises, if any, and Northern Illinois Gas Company, as indicated by the broken lines on the Plat and more particularly described as follows, and their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment and the provisions relating thereto contained in the plat of Touhy-Higgins Resubdivision No. 2 recorded May 18, 1995 as document no. 95328154.

affecting the North 75 feet of the West 25 feet of Lot 2; and
 the West and South 10 feet of Lots 1 and 2; and
 the East 20 feet of Lots 1 and 2;
 a 10-foot-wide strip of land at a 45 degrees angle, beginning 62.16 feet North of the South line of Lot 2 at its Southwestern most point (for a distance of 120.21 feet), its Northwesternmost point being approximately 75 feet North of the South line of the land at its intersection with the East 15-foot easement, prolonged approximately 14.14 feet;
 the West 15 feet of the South 75.29 feet, more or less, of Lot 2;

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a triangular shaped part of Lot 1 falling in the East 80 feet of the South 35 feet of the North 60 feet of said Lot 1.

7. Statement by Robert G. Biederman, Professional Land Surveyor, as shown on Plat of Touhy-Higgins Resubdivision No. 2 recorded May 18, 1995 as document no. 95328154, as follows:

"the land is within the corporate limits of Elk Grove Village, Cook County, Illinois, that the property described hereon is not located within any Special Flood Hazard by appears in Zone "C" (areas of minimal flooding) as per Flood Insurance Rate Map, Village of Elk Grove Village Community Panel #1700088 0015C, effective date May 14, 1982."
8. Easements terms, provisions, conditions and limitations as contained in a grant of sanitary sewer easement recorded as document 95372705.
9. Easement, terms, provisions, conditions and limitations as contained in a grant of easement for ingress and egress and for water service recorded as document 95372706.
10. Building line(s) as shown on the Plat of Subdivision recorded as document no. 95328154, affecting the North 25 feet of the land.
11. Easement for ingress and egress over the North 25 feet of the West 30 feet of the land as shown on Plat of Touhy-Higgins Subdivision, recorded November 6, 1986 as document 86523486.
12. Terms, provisions, and conditions relating to the easement described as Parcel 2A, 2B and 2C contained in the instrument creating said easement. Rights of the adjoining owner or owners to the concurrent use of said easement.
13. Matters as disclosed by the ALTA/NSPS Land Title Survey prepared by Premier Land Surveying L.L.C. field work dated August 10, 2023, last revised September 11, 2023 as Job No. 2023-0033, as follows:
 - a. "High 3-story hotel" appears to have been built over a portion of the 10-foot easement Parcel 2A, as shown on the survey.
 - b. Overhead wires and overhead sign located along the North line of the Land, affecting Parcels 1 and 2, as shown on the survey.
 - c. Fence along the South line of the Land appears located both on the South line of the Land and also onto the land South and adjoining.

[Type here]

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ELK GROVE VILLAGE REAL ESTATE TRANSFER STAMP/EXEMPT DECLARATION

901 WELLINGTON AVENUE • ELK GROVE VILLAGE, IL • 60007-3499

Phone: (847) 357-4000 Fax: (847) 357-4066 E-mail: fc@elkgrove.org

41927
9/11/23
Property of Cook County Clerk's Office

CHECK ALL APPROPRIATE BOXES		Expected Pick Up Date of Stamp (required if paperwork faxed): _____
<input type="checkbox"/> RESIDENTIAL	<input checked="" type="checkbox"/> COMMERCIAL	
<input type="checkbox"/> MULTI-UNIT	<input type="checkbox"/> INDUSTRIAL	Expected Time: _____
NO. OF UNITS _____	<input type="checkbox"/> EXEMPTION	
<input type="checkbox"/> LAND TRUST	<input type="checkbox"/> OTHER _____	

Address of Property 2951 West Truhy Avenue Street Elk Grove Village, IL 60007

Permanent Property Index No. 08-70-190-019-0000

Date of Deed September 2023 Type of Deed Special Warranty Deed

Full Actual Consideration: Include the amount of mortgage and/or the value of liabilities assumed by the grantees (buyers), if any

\$ 3,320,000.00

Amount: \$3.00 per \$1,000 of full actual consideration rounded up to the nearest \$1,000.

\$ 9,960.00

EXEMPTIONS: The Village of Elk Grove Village Real Estate Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Elk Grove Village Municipal Code Section 3-2-5-F and are printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below and include a \$10.00 processing fee: I hereby declare that this transaction is exempt from taxation under the Elk Grove Village Municipal Code number _____ paragraph _____ of Section 3-2-5-F. For exempt stamps, a copy of the document to be recorded is required.

Details for the exemption claimed, including documentation (explain): _____

WE HEREBY DECLARE THE FULL ACTUAL CONSIDERATION AND ABOVE FACTS CONTAINED IN THIS DECLARATION TO BE TRUE AND CORRECT.

GRANTOR (SELLER):

Simeo, Inc. _____
 Name _____ Address _____ Zip Code _____
 Signature [Signature] Date Signed 9-11-2023
 (Seller or Agent)

GRANTEE (BUYER):

Shyam Eg Holdings LLC _____
 Name _____ Address 844 Jameson Court West, Carol Stream Zip Code 60188
 Signature [Signature] Date Signed 9-11-2023
 (Buyer or Agent)