



\*2415810005\*

Doc# 2415810005 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 6/6/2024 1:09 PM  
PAGE: 1 OF 3

Prepared by:

C.K. Krauss, PA  
P.O. Box 674  
Sorrento, FL 32776

After Recording Return to:

BK Props LLC  
4415 Highway 6  
Sugar Land, TX 77478  
Attn: Jimmy Wachaa

Send Tax Statements to:

BK Props LLC  
4415 Highway 6  
Sugar Land, TX 77478  
Attn: Jimmy Wachaa

**SPECIAL WARRANTY DEED** **For Recorder Use Only**

THIS INDENTURE WITNESSETH, that ALLSTATE BK REAL ESTATE HOLDINGS, LTD., a Texas limited partnership ("Grantor"), for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to BK PROPS LLC, a Texas limited liability company ("Grantee"), whose address is 4415 Highway 6, Sugar Land, Texas 77478, the following described real estate, to-wit:

See attached Exhibit A, Legal Description

Parcel No.: 02-15-208-031-0000 and 02-15-208-033-0000  
Parcel Address: 75 W. Northwest Hwy, Palatine, Illinois

Situated in the County of Cook, in the State of Illinois (the "Property"), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

And Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances other than all encumbrances, restrictions, covenants, easements, right of way, reservations or ordinances in full force and effect, affecting the Property and filed in the official records of Cook County, Illinois as of the date hereof, that this deed is an absolute conveyance, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend such title against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

**FIDELITY NATIONAL TITLE** FC HI 2300866LI  
1 of 3

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has duly executed this Special Warranty Deed as a free, voluntary, and authorized act and deed this 30<sup>th</sup> day of May, 2024.

<sup>v</sup>  
as of  
**GRANTOR:**

**ALLSTATE BK REAL ESTATE HOLDINGS, LTD.,**  
a Texas limited partnership

By: National BK GP, Inc.,  
a Texas corporation  
its general partner

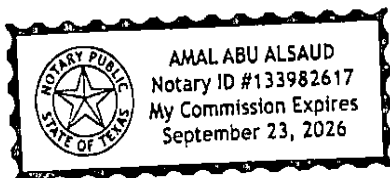
By: \_\_\_\_\_  
Shoukat Dhanani, President

STATE OF TEXAS            )  
  ) SS.  
COUNTY OF FORT BEND )

Before me, the undersigned Notary Public in and for the State of Illinois, personally appeared Shoukat Dhanani, the President of National BK GP, Inc., a Texas corporation and general partner of Allstate BK Real Estate Holdings, Ltd., a Texas limited partnership, who acknowledged the execution of the foregoing Special Warranty Deed as a free, voluntary, and authorized act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal this 30<sup>th</sup> day of May, 2024.

[Seal]



\_\_\_\_\_  
Notary Public - Signed



Amal Abu Alsaud  
Notary Public - Name Printed

# UNOFFICIAL COPY

## **EXHIBIT A** **LEGAL DESCRIPTION**

75 W. Northwest Hwy  
Palatine, Illinois

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF LOTS 1 TO 4 IN BLOCK 1 IN FRANK E. MERRILL AND COMPANY'S PALATINE HOMESITES, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 15 AFORESAID; THENCE SOUTH 89 DEGREES 39 MINUTES 46 SECONDS EAST ALONG THE SOUTH LINE THEREOF 75.15 FEET TO THE SOUTHWEST CORNER OF LOT 4 AFORESAID; THENCE NORTH 19 DEGREES 17 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF LOT 4 FOR A DISTANCE OF 169.20 FEET TO THE SOUTHERLY LINE OF NORTHWEST HIGHWAY; THENCE SOUTH 70 DEGREES 27 MINUTES 31 SECONDS EAST ALONG SAID SOUTHERLY LINE 40.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS EAST 227.80 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 04 SECONDS WEST 169.25 FEET TO A LINE 627 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 15; THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS EAST ALONG THE LAST DESCRIBED LINE 25 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST 353 FEET TO A LINE 274 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 15; THENCE NORTH 00 DEGREES 00 MINUTES 41 SECONDS WEST ALONG SAID PARALLEL LINE 188.21 FEET TO THE SOUTHERLY LINE OF NORTHWEST HIGHWAY; THENCE NORTH 70 DEGREES 27 MINUTES 31 SECONDS WEST ALONG SAID SOUTHERLY LINE 195 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		05-Jan-2024
	<b>COUNTY:</b>	293.75
	<b>ILLINOIS:</b>	587.50
	<b>TOTAL:</b>	881.25

02-15-208-031-0000 | 20240401673237 | 1-745-374-512