

UNOFFICIAL COPY

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



Doc# 2416208824 Fee \$28.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/10/2024 2:45 PM
PAGE: 1 OF 3

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.: 24-27-206-172-0000

Parcel Address: 12010 Pulaski Road, Alsip, 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 FCHI2300862LI

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

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: [Signature]
Shoukat Dhanani, President

Property of Cook County Clerk's Office

Real Estate Transfer Tax

Amount: \$2,394.-

Date: 05-07-24

Initials: JP

Number: 95

2024

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

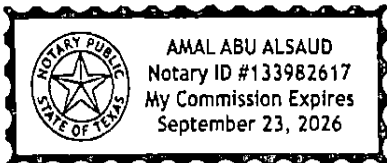


Village of
Alsip

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 14th day of May, 2024.

[Seal]



[Signature]
Notary Public - Signed

Amal Abu Alsaud
Notary Public - Name Printed

[Signature Page to Special Warranty Deed]

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EXHIBIT A LEGAL DESCRIPTION

12010 Pulaski Road
Alsip, Illinois

PARCEL 1:

THE SOUTH 187.00 FEET OF THE NORTH 320.00 FEET OF THE WEST 133.00 FEET OF THE EAST 183.00 FEET OF LOT 8 IN BRAYTON FARMS A SUBDIVISION IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED MAY 11, 1917 AS DOCUMENT 6109342 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 115.00 FEET OF THE NORTH 320.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 8 (EXCEPT THE WEST 4.00 ACRES THEREOF AND EXCEPT THE EAST 183.00 FEET THEREOF) IN BRAYTON FARMS SUBDIVISION AFOREDESCRIBED, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR THE INSTALLATION, OPERATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF STORM SEWER LINES AS CREATED BY EASEMENT AGREEMENT DATED FEBRUARY 1, 1988 AND RECORDED MARCH 11, 1988 AS DOCUMENT 88103540 MADE BY AND BETWEEN CONCORDIA FEDERAL BANK FOR SAVINGS, A FEDERAL CORPORATION, AND BURGER KING CORPORATION, A FLORIDA CORPORATION, OVER, UNDER, ALONG AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

THE EAST 7.5 FEET OF LOT 1 IN CONCORDIA'S 120TH STREET AND SOUTH PULASKI ROAD RESUBDIVSIION OF PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED SEPTEMBER 22, 1982 AS DOCUMENT 26359308, IN COOK COUNTY, ILLINOIS.



REAL ESTATE TRANSFER TAX		06-Jun-2024	
		COUNTY:	341.75
		ILLINOIS:	683.50
		TOTAL:	1,025.25
24-27-206-172-0000		20240401673128 0-420-810-032	

Exhibit A

Special Warranty Deed – 12010 Pulaski Rd., Alsip, IL

BK-5982