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9977/0099 05 001 Page 1 of 3
2000-02-02 12:24:05
Cook County Recorder 25.00

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Oak

7841993

# SPECIAL WARRANTY DEED

**THIS INDENTURE**, made this 1st day of January, 2000 between KFC National Management Company, Inc., a Delaware corporation,** Grantor, and Crawford Real Estate Services, Inc., an Illinois corporation.

**Successor by merger to Inner-City Foods, Inc., a Corporation of Delaware

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Grantee, **WITNESSETH**, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors, of said corporation has, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, their heirs and assigns, FOREVER, all the following described lot(s), piece or parcel(s), of land, situate in the County of Cook, State of Illinois known and described to wit: D1 7841993

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Reservations from and Exceptions to Conveyance and Warranty:

GRANTEE, its successor and assigns, hereby agree that no portion of the Property shall be operated as a food outlet selling i) any chicken; ii) pizza; or iii) Mexican food.

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said Grantor, either in law or equity, of, in and to the above described premises, with the hereditament and

BOX 333-CTI

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appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said Grantee, their heirs and assigns forever, and the said Grantor, for itself, and its successors, does covenant, promise and agree, to and with the said Grantee, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it

**WILL WARRANT AND FOREVER DEFEND.**

**In Witness Whereof**, said Grantor has caused its name to be signed to these presents by its Attorney in Fact, this 4th day of January A.D. 2000.

KFC National Management Company
a Delaware corporation

By _____
Attorney-in-fact

REVIEWED BY: Kerry Couch
DATE 1-4-00

STATE OF CALIFORNIA )
)ss.
COUNTY OF ORANGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Laurence Gerich personally known to me to be Attorney in Fact of the aforesaid corporation, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Attorney in Fact, he signed and delivered the said instrument as Attorney in Fact and pursuant to authority, given by the Board of Directors, of said corporation as his free and voluntary act, for the uses and purposes therein set forth.

**GIVEN** under my hand and seal this 4th day of January, A.D. 2000.

_____
**NOTARY PUBLIC**

SHERI D. DRAKE
Commission # 1177005
Notary Public - California
Orange County
My Comm. Expires Mar 21, 2002

Return to:

Tax bills to: Crawford Real Estate Services, Inc.
C/O GB Property Management Inc.
770 N.LaSalle St.414
Chicago, IL 60610

Prepared by: Kerry Couch
17901 Von Karman
Irvine, CA 92714

Property Address: 844 W. 63rd Street
Chicago, Illinios

Y200-071

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 6 AND 7 AND THE WEST 9 FEET OF LOT 8 IN BLOCK 1 IN CATHERINE E. SEEHARSEN'S SUBDIVISION OF THE SOUTH 4 1/6 ACRES OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

COOK CO. NO. 016 12135 0

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
FEB-2'00
P.B. 10776
★ ★ ★ DEPT. OF REVENUE
22.50

20 17 430 033

844 W 63rd Street

1-47856

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP FEB-2'00
P.B. 11424
11.25

★ ★ ★ ★ 087647

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE FEB-2'00
P.B. 11187
168.75