

UNOFFICIAL COPY

0020903854

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2002-08-16 12:22:45

Cook County Recorder

31.00

**SPECIAL WARRANTY DEED
(ILLINOIS)**



0020903854

This Document Prepared by:

Arnstein & Lehr
120 South Riverside Plaza
Suite 1200
Chicago, Illinois 60606
Attn: Raymond J. Werner, Esq.

RECORDER'S STAMP

When Recorded, Return to:

Yum! Brands Real Estate
17901 Von Karman
Irvine, CA 92614
Attn: Title Department
Site No. 12-0604

D 1 7996290 JBy

CHARTER ONE BANK, N.A., successor by merger to St. Paul Federal Bank for Savings, ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by KFC OF AMERICA, a California corporation ("**Grantee**"), whose mailing address is 17901 Von Karman, Irvine, CA 92614, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY, unto Grantee the real property located in Cook County, Illinois, as more particularly described on **EXHIBIT A** attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and any and all of the improvements located thereon (said real property, together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being herein collectively referred to as the "**Property**").

TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided, that this conveyance and the warranty of Grantor herein contained are subject to those matters set forth in **EXHIBIT B** attached hereto and made a part hereof.

In making this conveyance, the Grantor releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

BOX 333-CTI

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IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on this 6th day of August, 2002.

GRANTOR:

CHARTER ONE BANK, N.A.

By:


Anthony V. Sisto

Its:

Illinois Division President

STATE TAX

STATE OF ILLINOIS

AUG. 14. 02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000034855

REAL ESTATE TRANSFER TAX
00265.00
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

AUG. 14. 02

REVENUE STAMP

0000034867

REAL ESTATE TRANSFER TAX
00132.50
FP 102802

20903854

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

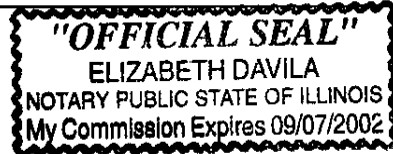
I, ELIZABETH DAVILA, a Notary Public in and for the County and State aforesaid, do hereby certify that Anthony V. Sisto, of CHARTER ONE BANK, N.A., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said bank for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16th day of August, 2002.



Notary Public

My Commission Expires:



Please mail subsequent tax bills to:

Yum! Brands Real Estate
17901 Von Karman
Irvine, CA 92614
Attn: Title Department
Site No. 12-0604

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EXHIBIT A

Legal Description

LOTS 15, 16, 17 AND 18 IN BLOCK 8 IN PINKERT AND SONS 22ND STREET SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 66 FEET) IN CIRCUIT COURT PARTITION OF THE WEST ½ OF THE SOUTHWEST ¼ AND THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-20-332-027-0000

Address commonly known as 6200 Cermak Road, Berwyn, IL

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EXHIBIT B

Permitted Exceptions

1. General real estate taxes for the year 2001 and subsequent years.
2. Acts done or suffered by or claimed to be done or suffered by, or judgments against the Purchaser, or any persons or entities claiming by, through, or under the Purchaser.

Property of Cook County Clerk's Office

20903854

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IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on this _____ day of August, 2002.

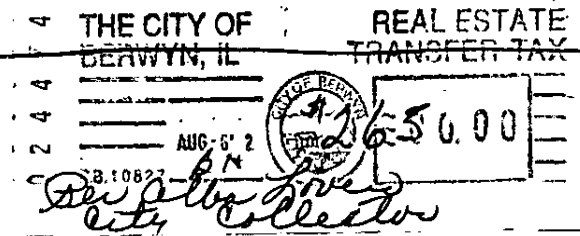
GRANTOR:

CHARTER ONE BANK, N.A.

By: _____
Anthony V. Sisto

Its: _____

Property of Cook County Clerk's Office



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