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178 / 0005 57 001 Page 1 of 5
2002-09-18 10:49:28
Cook County Recorder 32.50



Handwritten initials/signature

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT BGP BRIDGEVIEW II, L.L.C., an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, ("Grantor") for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid by 79TH & HARLEM PIZZA HUT LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois, ("Grantee") and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain tract of real property situated in Cook, County, Illinois, and described in Exhibit A attached hereto and made a part hereof for all purposes, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any and all improvements and fixtures currently attached to and located thereon (the "Property").

TICOR TITLE INSURANCE

UNDERLYING PINS: 18-25-406-011, -020 and 19-25-500-008

Commonly known as the Pizza Hut at 79th and Harlem in Bridgeview, IL

This document prepared by:

Janet K. Thomas
Shaw Gussis Fishman
Glantz & Wolfson
1144 W. Fulton Street, #200
Chicago, Illinois 60607

After Recording Return to:

Charles Mangum
Fuchs and Roselli
440 W. Randolph
Suite 500
Chicago, Illinois 60606

Future Tax Bills to:

79th & Harlem Pizza Hut LLC
1941 N. Fremont
Chicago, IL 60614




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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



SEP. 13. 02


0000005189

REAL ESTATE TRANSFER TAX
0033750
FP326707

REVENUE STAMP

STATE OF ILLINOIS

STATE TAX



SEP. 13. 02

000005249

REAL ESTATE TRANSFER TAX
0067500
FP 102809

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

21021199

SEP 13 2002

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TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject to the exceptions set forth herein above, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend title of the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming same title, or any part thereof by, through or under Grantor, but not otherwise subject to the exceptions listed on **Exhibit B** attached hereto.

EXECUTED to be effective the 10th day of September, 2002

GRANTOR:

BGP Bridgeview II, L.L.C.

By: Scott H. Gerrell
Its: Manager

STATE OF ILLINOIS)

) SS

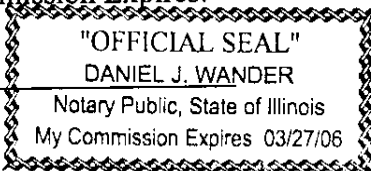
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Scott H Gerrell personally known to me to be the Manager of BGP Bridgeview II, L.L.C. and 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 free and voluntary act and the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of September, 2002.

[Signature]
Notary Public

Commission Expires:



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EXHIBIT A

Legal Description

TRACT 1:

PARCEL B IN ELIZABETH & TINA SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 2:

EASEMENT FOR ACCESS, INGRESS AND EGRESS OVER ALL PAVED DRIVEWAYS, ROADWAYS OR WALKWAYS AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 23, 2001 AS DOCUMENT NUMBER 0010144531 OVER THE FOLLOWING LAND. PARCELS A THRU E IN ELIZABETH & TINA SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Permitted Exceptions

Covenants, conditions and restrictions of record.

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