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2002-11-12 08:06:15  
Cook County Recorder 30.00

NO. 3777 REAL ESTATE TRANSFER TAX  
AMOUNT 5378.54 The Village of GLENWOOD  
DATE 11-1-02  
SOLD BY: cm



1996977 52 MS

This Instrument Prepared by  
Stephen L. Harper, Attorney at Law  
Wendy's International, Inc.  
4288 W. Dublin-Granville Road  
Dublin, Ohio 43017

Return to:  
MARIO A. ALLEGRO  
1048 LINCOLN DR.  
MANTENO IL  
60950

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B

**WARRANTY DEED**

This indenture made the 30 day of August, 2002, by **WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK, INC.**, an Ohio corporation, whose principal address and place of business is 4288 W. Dublin-Granville Road, Dublin, Ohio 43017, hereinafter referred to as "Grantor" to **MARIO A. ALLEGRO**, a(n) married/unmarried man whose principal address and place of business is 1048 Lincoln Drive, Manteno, Illinois 60950, hereinafter referred to as "Grantee".

Witnesseth: That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants to Grantee, its successors and assigns, all that certain real estate, situated in the City of Glenwood, County of Cook, State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.  
**Commonly known as 18257 South Halsted, Glenwood, Illinois**  
**Tax Parcel I.D. No. 29 -33-301-107-0000**

This is not homestead property and Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Together with all easements, rights and appurtenances relating to the real estate, all buildings, improvements and fixtures located thereon, and all Grantor's right, title and interest in and to any streets, roadways, alleys and/or sidewalks, both public and private, adjacent to the real estate.

**BOX 333-CTI**

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Grantor warrants the title only against the claim of every person claiming by, through or under Grantor, but not otherwise and subject to: zoning ordinances, legal highways, restrictions, reservations, conditions and easements of record; matters of survey; real property taxes and assessments for the current year; and the Right of First Refusal recorded of even date herewith.

Grantor conveys the real estate and Grantee accepts for itself and its successors, assigns, heirs and representatives such conveyance subject to the restriction that the real estate and the improvements located thereon shall for a period of twenty (20) years following recordation of this Deed or so long as the Franchise Agreement between Grantor and Grantee has not been terminated by Grantor, whichever period is longer, be used exclusively for the operation of a Wendy's Old Fashioned Hamburgers Restaurant.

Grantor does not warrant either expressly or impliedly the conditions or fitness of the real estate conveyed hereunder, any such warranty being hereby expressly negated. Grantee by acceptance hereof acknowledges that he has made a complete inspection of the real estate and is in all respects satisfied therewith and accepts the same "as is".

Being the real estate transferred to Grantor by deed recorded May 10, 200. as Instrument No. 00331876, Cook County, Illinois.

Witness the following signatures of the duly authorized officers of Grantor.

WITNESSES:

WENDY'S OLD FASHIONED  
HAMBURGERS OF NEW YORK, INC.

Darcy B. Mihal  
Print Name: DARCY B. MIHAL

E. Armentrout  
Print Name: ERICA E. ARMENTROUT

Darcy B. Mihal  
Print Name: DARCY B. MIHAL

E. Armentrout  
Print Name: ERICA E. ARMENTROUT

By: [Signature]  
Title: RAYMOND W. BAKER  
Vice President

By: [Signature]  
Title: W. STEPHEN WIRT  
Vice President

Legal Dept. [Signature]

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STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

The undersigned, a Notary Public in and for the above state and county, hereby certifies that on the 28<sup>th</sup> day of August, 2002, before me personally appeared W. STEPHEN WIRT and RAYMOND W. BAKER, the  
Vice President and Vice President

and \_\_\_\_\_ respectively, of **WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK, INC.**, an Ohio corporation, who are known to me as the persons and officers described in and who executed the foregoing instrument on behalf of said corporation, and who acknowledge that they held the positions or titles set forth in the instrument and certificate, that they signed the instrument on behalf of the corporation by proper authority, and that the instrument was the act of the corporation for the purposes therein stated.

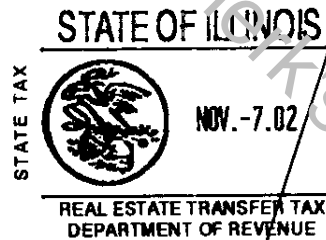
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last aforesaid.



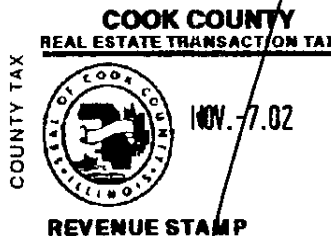
**DARCY B. MIHAL**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES AUGUST 23, 2005

Darcy B. Mihal  
Notary Public

Mail future tax bills to:  
Mario A. Allegro  
All-Star Management No. 7, Inc.  
1048 Lincoln Drive  
Manteno, IL 60950



STATE TAX	REAL ESTATE TRANSFER TAX
0000040306	0117600
# 0000040306	FP 102808



COUNTY TAX	REAL ESTATE TRANSFER TAX
0000040431	0058800
# 0000040431	FP 102802

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## EXHIBIT A

A Tract of land comprising part of the Southwest 1/4 of Section 33, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, said Tract of land being described as follows: Beginning at a point on a line drawn perpendicular to the South Line of said Section 33, said perpendicular line passing through a point on said South line, 345 feet East of the Southwest corner of said Section and said point of beginning being 40 feet North of said South line of Section 33; thence North along said perpendicular line, a distance of 250 feet; thence West parallel with said South line of Section 33, a distance of 241.71 feet to the East line of Halsted Street, as heretofore dedicated by "Ford Airplane Subdivision," thence South along said East line of Halsted Street, a distance of 184.15 feet; thence Southeasterly along a curved line, convexed Southwestwardly, tangent to the last described course and having a radius of 65 feet, a distance of 102.97 feet to a point of tangency with a line drawn parallel with and 40 feet North of said South line of Section 33, thence East along last described parallel line (being the North line of Arquilla Drive), a distance of 179.15 feet to the point of beginning.

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