

UNOFFICIAL COPY

WARRANTY DEED

McDonald's Corporation, a Delaware Corporation (Grantor), of Oak Brook, DuPage County, Illinois, pursuant to a certain Capital Contribution Agreement between the parties to this deed and McDonald's Real Estate Company and Golden Arch Realty Operation, Inc., in exchange for stock, **CONVEYS AND WARRANTS** to Franchise Realty Investment Trust - IL (Grantee), of Columbia, Maryland, whose mailing address for tax bills is P.O. Box 66207, AMF O'Hare, Chicago, Illinois 60666, the real property in the State of Illinois, and described in Exhibit A (the Premises), together with all improvements located thereon, all appurtenant rights and easements, Grantor's rights in adjoining streets and right of ways, if any, and subject to: (1) an unrecorded Operator's Lease with the Franchisee operating the McDonald's Restaurant on the date of this deed; (2) covenants, conditions, encumbrances, restrictions and easements of record, if any; and (3) general and special real estate taxes accruing from and after the date of the delivery of this deed, which Grantee assumes and agrees to pay.

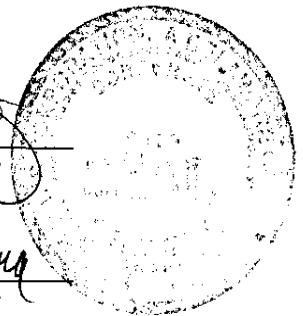
Signed, sealed, delivered and accepted this 1st day of June, 1996, in the presence of:



Doc#: 0434502406
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 12/10/2004 01:19 PM Pg: 1 of 3

By Catherine A. Griffin
Catherine A. Griffin, Department Director

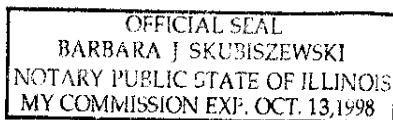
Attest Martin W. Chmura
Martin W. Chmura, Home Office Director



State of Illinois
County of DuPage

I, Barbara J. Skubiszewski, Notary Public, do certify that before me this day in person appeared Catherine A. Griffin, personally known to me to be the Department Director of McDonald's Corporation, a Delaware Corporation, and Martin W. Chmura, personally known to me to be the Home Office Director of the corporation and each and severally acknowledged that they signed and delivered the foregoing instrument in the respective capacities herein set forth and caused to be affixed thereto the corporate seal of the corporation, pursuant to authority given under the articles and bylaws of the corporation, as the free and voluntary act of the corporation, and as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 1st day of June, 1996.



Barbara J. Skubiszewski
Barbara J. Skubiszewski, Notary Public

This Instrument was prepared by Catherine A. Griffin, Attorney at Law, DT/Legal, McDonald's Plaza, Oak Brook, Illinois 60521. Phone: (708) 575-3778

Location Code: 012-0282

File #3841

Box 400-CTCC

EXEMPT FROM TAXATION UNDER THE PROVISION
OF PARAGRAPH 2 SECTION 12-8-04 OF THE
ILLINOIS REAL ESTATE TRANSFER TAX ACT AND
PARAGRAPH 2 SECTION 12-8-04 OF THE COOK
COUNTY TRANSFER TAX ORDINANCE.

EXEMPT UNDER PROVISIONS OF PARAGRAPH
2 SEC. 200.14 (2) OF THE
CHICAGO TRANSACTION TAX ORDINANCE.
Date 12/8/04
Buyer/Seller or Representative Paul Dumas agent

Buyer, Seller or Representative

166
2
9
MAY 18 1998
RECORDED

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LOTS 8 AND 9 IN C. M. CADY'S SUBDIVISION OF BLOCK 24 IN KIMBARK'S
ADDITION TO HYDE PARK IN SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Per 20-10408-032 and 20-11-408-033

Property of Cook County Clerk's Office

Exhibit A to General Warranty Deed
Dated June 1, 1996

Location Code 012/0282
File # 3841

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12-8, 2004 Signature: Gail Dusen, as agent
Grantor or Agent

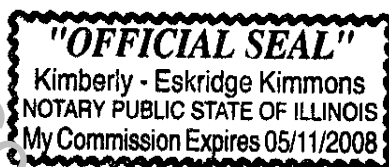
Subscribed and sworn to before me by the

said Grantor

this 8th day of December

2004.

Kimberly Eskridge Kimmons
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12-8, 2004 Signature: Gail Dusen, as agent
Grantee or Agent

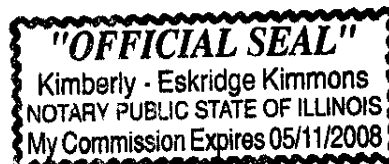
Subscribed and sworn to before me by the

said Grantee

this 8th day of December

2004.

Kimberly Eskridge Kimmons
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]