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Doc#: 0508444019
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 03/25/2005 11:55 AM Pg: 1 of 4

Property of Cook County Clerk's Office

LONG JOHN SILVER'S, INC.
17901 Von Karman, MD 708
Irvine, CA 92714
Grantor

to

KANKAKEE, LLC
333 West Wacker Dr., Suite 1800
Chicago, IL 60606
Grantee

SPECIAL WARRANTY DEED

Location: 270 River Oaks Drive, Calumet City, IL
30-20-103-009

County: Cook

Lawyers Unit # 11344 Case # 10552093

UNOFFICIAL COPYLJS Unit No. LJ03180
Calumet City, IL**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 28th day of February A.D. 2005 between Long John Silver's, Inc., a Delaware corporation, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, Grantor, and Kankakee, LLC, an Illinois limited liability company, 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 City of Calumet, State of Illinois known and described to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Reservations from and Exceptions to Conveyance and Warranty:

GRANTEE, its successors and assigns, hereby agree that no portion of the Property shall be operated as a food outlet selling Mexican food or pizza. In addition, GRANTEE, its successors and assigns, hereby agree that no portion of the Property shall be operated as a food outlet selling chicken, seafood, or hamburgers, where the sale of chicken, seafood, or hamburgers individually exceeds 20% of gross sales on the Property. Further, GRANTEE, its successors and assigns, hereby agree that no portion of the Property shall be operated as a Popeye's, Church's, Chick Fil A, Mrs. Winner's, Bojangles, Boston Market, El Pollo Loco, Lee's Famous Recipe, Zaxby's, Pizza Inn, Domino's, Papa Johns, Donatos, Little Caesar's, Fazolis, Godfather's, CiCi's Pizza, Del Taco, Taco Time, Taco Bueno, Green Burrito, Taco John's, La Salsa, Rubios, Qdoba, Baja Fresh, McDonald's, Wendy's, Burger King, Carl's Jr., Arby's, Checker's, Rally's, Hardee's, Jack-in-the-Box, Krystal, Steak 'n Shake, Whataburger, White Castle, IN-N-OUT Burger, Captain D's, Arthur Treacher's, H & H Salt, or any other national or regional chain where the main menu item is chicken, pizza, Mexican food, hamburgers or seafood. This non-competition clause shall be placed as a restriction on the Deed, as defined herein, for a period of twenty (20) years from the recordation of the Deed and shall inure to the benefit and obligation of the successors and assigns of GRANTOR and GRANTEE, respectively.

*Grantee's Address: Kankakee, LLC
333 West Wacker Dr. Ste 1800
Chicago, IL 60606

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LJS Unit No. LJ03180
Calumet City, IL

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 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 corporate seal to be hereto affixed and has caused its name to be signed on these presents by its Laurence Gerick ~~President~~ and attested by its ~~Secretary~~, this Amy He
10 day of January A.D. 2005.

ATTEST Amy He
Amy He

Long John Silver's, Inc.,
a Delaware corporation
By: [Signature]
LAURENCE GERICK
It's: Attorney in Fact

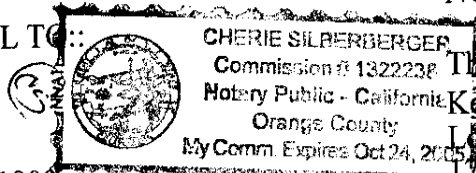
STATE OF CALIFORNIA)
)ss.
COUNTY OF ORANGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Laurence Gerick personally known to me to be the ~~President~~ of the aforesaid corporation, and Amy He personally known to me to be the ~~Secretary~~ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Laurence Gerick ~~President~~ and Amy He ~~Secretary~~ and they signed and delivered the said instrument as ~~Secretary~~ of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors, of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 10 day of January, A.D. 2005.

Cherie Silberberger
NOTARY PUBLIC

Mail tax bills to and
AFTER RECORDATION MAIL TO:
Kankakee, LLC
c/o Weinberg Richmond LLP
Attn: Becky Eytcheson
333 West Wacker Drive, Suite 1800
Chicago, IL 60606-1288



This Instrument Prepared By:
Kerry Couch
Long John Silvers, Inc.
1901 Von Karman, MD 708
Irvine, CA 92714

Property Address: 270 River Oaks Drive, Calumet City, IL

REVIEWED BY: K. Couch
1/7/05

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EXHIBIT "A"

Lot 2 in Schrum Road Subdivision, a Subdivision of that part of the following described tract of land lying North of Schrum Road: The South 24.78 chains of the West 6.455 chains of the East 1/2 of the Northwest 1/4 of Section 20, Township 36 North, Range 15, East of the Third Principal Meridian, according to the Plat thereof recorded December 14, 1976 as Document No. 23746070 in Cook County, Illinois


PIN# 30-20-103-009

REAL ESTATE TRANSFER TAX
plan NO. 028728 Buyer
3-15-05
Calumet City • City of Homes \$600⁰⁰

REAL ESTATE TRANSFER TAX
plan NO. 028724 Seller
3-15-05
Calumet City • City of Homes \$600⁰⁰

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	 MAR. 25 05	0015000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP326660

0000017615

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	 MAR. 25.05	0007500
	REVENUE STAMP	FP326670

0000154979