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Warranty Deed



Doc#: 0629739093 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/24/2006 03:16 PM Pg: 1 of 6

The Grantor, Denny's Realty, LLC, a Delaware limited liability company, successor by merger to Denny's Realty, Inc., and duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) in hand paid, and pursuant to authority given by the Board of Directors, CONVEYS and WARRANTS to Commercial Net Lease Realty, LP, a Delaware limited liability company, having a principal office at the following address: 450 S. Orange Avenue, Suite 900, Orlando, Florida 33907, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit 'A'

In Witness Whereof, said Grantor has caused its corporate seal to be hereto aforesaid, and has caused its name to be signed to these presents by its Vice President, this 27 day of September, 2006.

DENNY'S REALTY, LLC,
a Delaware limited liability company

By: DFO, LLC
Its: Sole Member

By: Denny's, Inc.
Its: Sole Member

By: Timothy E. Flemming
Timothy E. Flemming, Vice President

First American Title Order # 231203 1 of 1
TJ DEC

(ACKNOWLEDGEMENT PAGE TO FOLLOW)

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STATE OF South Carolina)
) SS:
COUNTY OF Spartanburg)

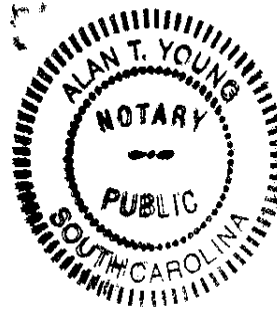
Before me, a Notary Public in and for said County and State, personally appeared Timothy E. Flemming, the Vice President of Denny's Inc., who acknowledged execution of the foregoing Warranty Deed as such officer acting for and on behalf of such corporation.

Witness my hand and Notarial Seal this 27 day of September, 2006.

My Commission expires:
October 13, 2010

Notary Public: Alan T. Young
Printed: Alan T. Young

County of Residence: Greenville



Send tax statements to:
Commercial Net Lease Realty, LP
450 S. Orange Ave.
Orlando, FL 32801
Attn: Vice President of Asset Management

After recording please return to:

Kimberly Walters
First American Title Insurance Company
7370 College Parkway, Suite 104
Fort Myers, Florida 33907

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EXHIBIT "A"

(Page 1 of 4)

Unit 7431, 17 W. Algonquin Road, Arlington Heights, IL
NCS: 231203

Pin # 08-16-400-030

PARCEL 1:

LOT 1 CARL M. TEUTSCH SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION IN CONDEMNATION PROCEEDINGS 94L00730 BY INSTRUMENT RECORDED AS DOCUMENT 98355182, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF SOUTH 59 DEGREES 11 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 133.29 (133.36 FEET, RECORDED) TO AN ANGLE POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 84.23 FEET (83.99 FEET, RECORDED) TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 7 DEGREES 45 MINUTES 52 SECONDS WEST ALONG THE SAID EASTERLY LINE OF LOT 1 A DISTANCE OF 10.56 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST 214.92 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 10 DEGREES 40 MINUTES 00 SECONDS EAST ALONG THE SAID WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 20.59 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR ACCESS AND PARKING AS CREATED BY AN AGREEMENT BETWEEN CARL M. TEUTSCH, JR., AND SAMBO'S OF ILLINOIS, INC., DATED SEPTEMBER 29, 1977 AND RECORDED OCTOBER 6, 1977 AS DOCUMENT 24138665, AS AMENDED BY AN AMENDMENT RECORDED JUNE 1, 1978 AS DOCUMENT 24472113, OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:

SITE NO. 7431
ADDRESS: 17 W. Algonquin Rd
CITY-ST-ZIP: Arlington Heights, IL 60005
COUNTY: Cook
NCS NO.: 231203-FTM

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THAT PART OF LOT 2 IN CARL M. TEUTSCH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN SAID CARL M. TEUTSCH SUBDIVISION; THENCE SOUTH 8 DEGREES 50 MINUTES 04 SECONDS WEST ALONG THE EASTERLY LINE EXTENDED OF SAID LOT 1, BEING ALONG A LINE OF SAID LOT 2, A DISTANCE OF 20.0 FEET; THENCE SOUTH 81 DEGREES 09 MINUTES 56 SECONDS EAST ALONG A LINE OF SAID LOT 2, A DISTANCE OF 141.95 FEET TO THE MOST EASTERLY LINE OF SAID LOT 2; THENCE SOUTH 8 DEGREES 50 MINUTES 04 SECONDS WEST ALONG SAID MOST EASTERLY LINE, A DISTANCE OF 45.0 FEET; THENCE NORTH 81 DEGREES 09 MINUTES 56 SECONDS WEST, A DISTANCE OF 34.0 FEET; THENCE NORTH 77 DEGREES 38 MINUTES 53 SECONDS WEST, A DISTANCE OF 50.12 FEET; THENCE NORTH 81 DEGREES 09 MINUTES 56 SECONDS WEST, A DISTANCE OF 112.0 FEET; THENCE NORTH 8 DEGREES 50 MINUTES 04 SECONDS EAST, A DISTANCE OF 45.0 FEET TO THE SOUTHERLY LINE OF LOT 1 AS AFORESAID; THENCE SOUTH 81 DEGREES 09 MINUTES 56 SECONDS EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 50.0 FEET TO THE PLACE OF BEGINNING; BEING SITUATED IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 2 IN CARL M. TEUTSCH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 62 DEGREES 50 MINUTES 59 SECONDS EAST ALONG THE MOST NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 15.58 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH 11 DEGREES 30 MINUTES WEST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 67.02 FEET; THENCE SOUTH 78 DEGREES 30 MINUTES EAST, A DISTANCE OF 35.0 FEET TO THE WESTERLY LINE OF LOT 1 OF SAID CARL M. TEUTSCH SUBDIVISION; THENCE NORTH 11 DEGREES 30 MINUTES EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 57.0 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 58 DEGREES 36 MINUTES 32 SECONDS WEST ALONG THE MOST NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 2.64 FEET TO AN ANGLE IN SAID MOST NORTHERLY LINE; THENCE NORTH 62 DEGREES 50 MINUTES 59 SECONDS WEST ALONG SAID MOST NORTHERLY LINE, A DISTANCE OF 33.77 FEET TO THE PLACE OF BEGINNING; BEING SITUATED IN COOK COUNTY, ILLINOIS.

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ALSO

THAT PART OF LOT 2 IN CARL M. TEUTSCH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 IN SAID CARL M. TEUTSCH SUBDIVISION; THENCE NORTH 81 DEGREES 09 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 50.0 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH 8 DEGREES 50 MINUTES 04 SECONDS WEST, A DISTANCE OF 45.0 FEET; THENCE NORTH 81 DEGREES 09 MINUTES 56 SECONDS WEST, A DISTANCE OF 216.48 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 11 DEGREES 30 MINUTES EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 307.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 62 DEGREES 50 MINUTES 59 SECONDS EAST ALONG THE MOST NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 15.58 FEET; THENCE SOUTH 11 DEGREES 30 MINUTES WEST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 67.02 FEET; THENCE SOUTH 78 DEGREES 30 MINUTES EAST, A DISTANCE OF 45.0 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 11 DEGREES 30 MINUTES WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 128.7 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 81 DEGREES 09 MINUTES 56 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 164.33 FEET TO THE PLACE OF BEGINNING; BEING SITUATED IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PLACEMENT AND MAINTENANCE OF A STORM SEWER AS CREATED BY AN AGREEMENT BETWEEN CARL M. TEUTSCH, JR., AND SAMBO'S OF ILLINOIS, INC. DATED SEPTEMBER 29, 1977 AND RECORDED OCTOBER 6, 1977 AS DOCUMENT 24138666 OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:


THAT PART OF LOT 2 IN CARL M. TEUTSCH SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN SAID CARL M. TEUTSCH SUBDIVISION; THENCE SOUTH 81 DEGREES 09 MINUTES 56 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 26.95 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 81 DEGREES 09 MINUTES 56 SECONDS EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 10.01 FEET; THENCE SOUTH 11 DEGREES 30 MINUTES WEST, A DISTANCE

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OF 364.84 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 80 DEGREES 34 MINUTES 07 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 10.01 FEET; THENCE NORTH 11 DEGREES 30 MINUTES EAST, A DISTANCE OF 364.73 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.


Property of Cook County Clerk's Office

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 OCT. 24. 06
 REVENUE STAMP

REAL ESTATE
 TRANSFER TAX
 00417.75
 FP 103042
 # 0000012855

REAL ESTATE
 TRANSFER TAX
 00835.50
 FP 103041

000002095

STATE OF ILLINOIS
 STATE TAX

 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 OCT. 24. 06