

UNOFFICIAL COPY



Doc#: 0632141082 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/17/2006 12:37 PM Pg: 1 of 6

This instrument was prepared by:

Greenberg Traurig, LLP
77 West Wacker Drive, Suite 2500
Chicago, IL 60601

Above Space for Recorder's Use

SPECIAL WARRANTY DEED

THIS INSTRUMENT WITNESSETH THAT THIRD DUNKIN' DONUTS REALTY LLC, a Delaware limited liability company, whose address is 130 Royall Street, Canton, MA 02021, successor by conversion to THIRD DUNKIN' DONUTS REALTY, INC. ("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, the receipt, adequacy and sufficiency of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto DB REAL ESTATE ASSETS II LLC, a Delaware limited liability company whose address is P.O. Box 9141, Canton, MA 02021 ("Grantee"), the following described real property located in the County of Cook, State of Illinois and legally described as follows:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, all the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described property, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** said property, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**, subject to: the Permitted Title Exceptions, as described on **Exhibit B** attached hereto and hereby made a part hereof.

[Signature Page Follows]

PC 335722

20x400

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 26 day of May, 2006.

THIRD DUNKIN' DONUTS REALTY LLC, a
Delaware limited liability company




By: Kate Lavelle
Title: Treasurer and Chief Financial Officer

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 12th day of MAY, 2006, before me, the undersigned notary public, personally appeared Kate Lavelle, proved to me through satisfactory evidence of identification, which was Drivers License to be the person whose name is signed on the preceding or attachment document, and acknowledged to me that she signed it voluntarily for its stated purpose, as Treasurer and Chief Financial Officer of Third Dunkin' Donuts Realty LLC.



Notary Public [Affix Seal]
My commission expires:



BRIDGET A. GALLAGHER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 15, 2012

UNOFFICIAL COPY

MAIL SUBSEQUENT TAX BILLS TO:

DB Real Estate Assets II LLC
P.O. Box 9141
Canton, MA 02021

AFTER RECORDING MAIL DEED TO:

Ropes & Gray LLP
One International Place
Boston, MA 02110-2624
Attn: Annmarie Pavone

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PERMANENT INDEX NUMBER: 24-15-307-001-0000

COMMON ADDRESS: 10801 South Cicero Avenue, Oak Lawn, IL

LOT 1 IN BLOCK 16 IN FREDERICK H. BARTLETT'S HIGHWAY ACRES A SUBDIVISION OF THE SOUTH $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ AND THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

Permitted Title Exceptions

Those certain exception to title set forth in title policy number 1401-008336288 issued by Fidelity National Title Insurance Company.

chi-fs1\479192v03

Property of Cook County Clerk's Office

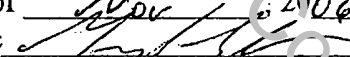
UNOFFICIAL COPY

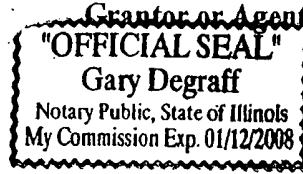
STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated 11-14, 2006

Signature: 

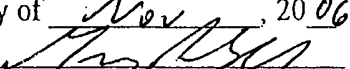
Subscribed and sworn to before me by the said _____ this 14 day of Nov, 2006
Notary Public 

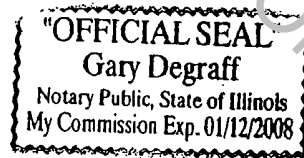


The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 11-14, 2006

Signature: 

Subscribed and sworn to before me by the said _____ this 14 day of Nov, 2006
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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Revised 10/02-cp