UNOFFICIAL COPY

SPECIAL WARR DEED

Upon Recording Return 76:
Attn: Gaye Pfeifer
Stewart Title Guaranty
501 West Schrock Road, Suite 203
Westerville, Chio 43081

Tax Mailing Address.
Raheel Foods, Inc.
3415 S. Sepulveda Boulevard,
Suite 615
Los Angeles, California 90034



Doc#: 0708631052 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 03/27/2007 12:47 PM Pg: 1 of 3

THIS AGREEMENT, made this ______ day of January, 2007, to be effective as of 11:59 p.m. on ______, 2007 (the "Effective Date"), between KFC Corporation, a Delaware corporation, successor by merger to KFC or America, Inc., a California corporation, successor by merger to KFC National Management Company, a Delaware corporation ("Grantor"), for and in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, hereby gives, grants, bargains, sells and conveys to Raheel Foods, Inc., an Illinois corporation., ("Grantee"), having its purcipal address at 3415 S. Sepulveda Boulevard, Suite 615, Los Angeles, California the following described Property (including all rights, alleys, ways, waters, privileges, easements, appunenances and advantages thereto belonging) situated in the County of Cook and State of Illinois, to vit:

SEE ATTACHED EXHIBIT A

Permanent Real Estate Number(s): 20-34-400-072/0000

Address of Real Estate: 8307 S. King Dr., Chicago, Illinois 60619

SUBJECT TO all easements, covenants, conditions, restrictions, reservations and other matters of record, zoning and building ordinances, real estate taxes and assessments, both general and special, that are a lien but not yet due and payable, and those matters that would be shown by an accurate survey of the Property.

Re: KFC Store Y200136

1614055.1

STEWART TITLE OF ILLINOIS

Commercial Division
2 N. LaSalle St., Suite 1400

Chicago, IL 60602 312-849-4400 3/8

0708631052 Page: 2 of 3

UNOFFICIAL COPY

Store No.

Y200136

Address:

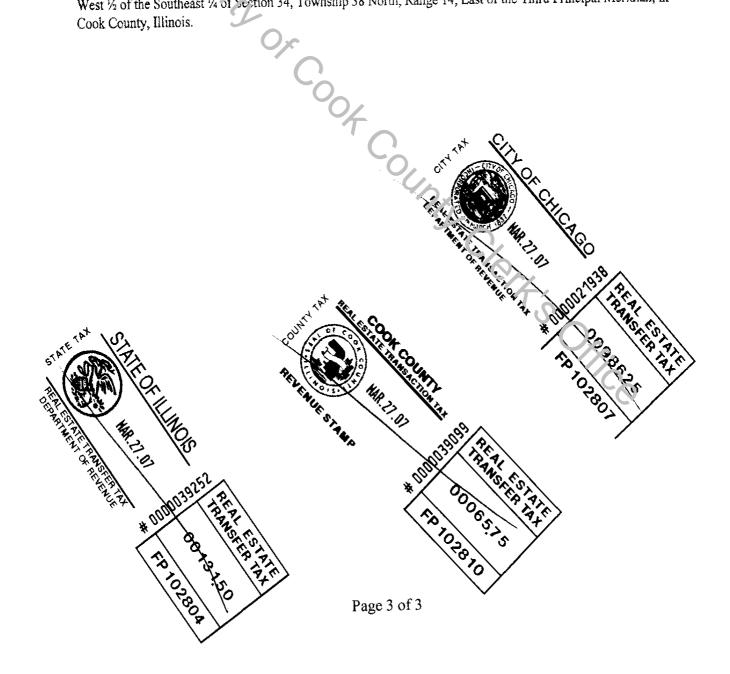
8307 S. King Dr.

Chicago, Illinois 60619

Exhibit A

LEGAL DESCRIPTION

Lots 43, 44, 45, 46, 47 at 6 48 in Whiteside and Totten's Subdivision of Block 3 of Warfield's Subdivision of the West 1/2 of the Southeast 1/4 of Section 34, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.



0708631052 Page: 3 of 3

UNOFFICIAL COPY

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances, easements and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its heirs, successors and assigns in fee simple forever. Grantor hereby binds itself, its successors and assigns, to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

Attest:

Leslie Hansford

Assistant Secretary

KFC Corporation, a Delaware corporation

Stephen B. Early

∦ice President

Franchise Administration

COMMONWEALTH OF KENTUCKY

) s

COUNTY OF JEFFERSON

I, Rebecca Hooper, Notary Public in and for said County and State, DO HEREBY CERTIFY that Stephen B. Early, personally known to me to be the Vice President of Franchise Administration of KFC Corporation, a Delaware corporation, and Leslie Hansford personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing it strument, appeared before me this day in person, and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the roard of Directors of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of January, 2007.

Rebecca Hooper, Notary Public

Commission expires: May 14, 2010

This Instrument Prepared By: Jeffrey S. Dunlap, Esq. ULMER & BERNE LLP Skylight Office Towers 1660 W. 2nd Street, #1100 Cleveland, Ohio 44113-1448 (216) 583-7000