

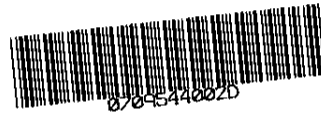
# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

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

Tax Mailing Address:  
Raheel Realty, LLC  
3415 S. Sepulveda Boulevard,  
Suite 615  
Los Angeles, California 90034



Doc#: 0709544002 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/05/2007 09:31 AM Pg: 1 of 3

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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 of America, Inc., a California 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 Realty, LLC**, an Illinois limited liability company, ("Grantee"), having its principal address at 3415 S. Sepulveda Boulevard, Suite 615, Los Angeles, California the following described Property (including all rights, alleys, ways, waters, privileges, easements, appurtenances and advantages thereto belonging) situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Permanent Real Estate Number(s): 20-30-429-035-0000, 20-30-429-036-0000,  
20-30-429-037-0000, 20-30-429-042-0000

Address of Real Estate: 1914 West 79<sup>th</sup> St., Chicago, Illinois 60620

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 Y313152  
1614048.1

STEWART TITLE OF ILLINOIS  
Commercial Division  
2 N. LaSalle St., Suite 1400  
Chicago, IL 60602  
312-849-4400  
505043

3013








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Store No. Y313152  
 Address: 1914 West 79<sup>th</sup> St.  
 Chicago, Illinois 60620

## Exhibit A

### LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 7 and 8 in Dewey's Subdivision of Block 58 (except the North 475 feet thereof) in Dewey's and Vance's Subdivision of the South half of section 30, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

<p>CITY TAX</p> <p><b>CITY OF CHICAGO</b></p>  <p>APR.-4.07</p> <p>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	<p># 0000022052</p> <table border="1"> <tr><td>REAL ESTATE TRANSFER TAX</td></tr> <tr><td>0243200</td></tr> <tr><td>FP 102807</td></tr> </table>	REAL ESTATE TRANSFER TAX	0243200	FP 102807	<p>CITY TAX</p> <p><b>CITY OF CHICAGO</b></p>  <p>APR.-4.07</p> <p>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	<p># 0000022056</p> <table border="1"> <tr><td>REAL ESTATE TRANSFER TAX</td></tr> <tr><td>0243175</td></tr> <tr><td>FP 102807</td></tr> </table>	REAL ESTATE TRANSFER TAX	0243175	FP 102807
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<p>STATE TAX</p> <p><b>STATE OF ILLINOIS</b></p>  <p>APR.-4.07</p> <p>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	<p># 0000039391</p> <table border="1"> <tr><td>REAL ESTATE TRANSFER TAX</td></tr> <tr><td>0064850</td></tr> <tr><td>FP 102804</td></tr> </table>	REAL ESTATE TRANSFER TAX	0064850	FP 102804	<p>STATE TAX</p> <p><b>STATE OF ILLINOIS</b></p>  <p>APR.-4.07</p> <p>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	<p># 0000039280</p> <table border="1"> <tr><td>REAL ESTATE TRANSFER TAX</td></tr> <tr><td>0064850</td></tr> <tr><td>FP 102804</td></tr> </table>	REAL ESTATE TRANSFER TAX	0064850	FP 102804
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<p>COUNTY TAX</p> <p><b>COOK COUNTY</b></p>  <p>APR.-4.07</p> <p>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	<p># 0000039228</p> <table border="1"> <tr><td>REAL ESTATE TRANSFER TAX</td></tr> <tr><td>0064850</td></tr> <tr><td>FP 102810</td></tr> </table>	REAL ESTATE TRANSFER TAX	0064850	FP 102810					
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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  
Leslie Hansford  
Assistant Secretary

**KFC Corporation**  
a Delaware corporation  
By: Stephen B. Early  
Stephen B. Early  
Vice President  
Franchise Administration

COMMONWEALTH OF KENTUCKY )  
) ss.  
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 instrument, 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 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 official seal, this 25<sup>th</sup> day of January, 2007.

Rebecca Hooper  
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. 2<sup>nd</sup> Street, #1100  
Cleveland, Ohio 44113-1448  
(216) 583-7000