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Doc#: 0710844043 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/18/2007 12:12 PM Pg: 1 of 3

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

1063

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 and 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 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): 20-15-100-001-0000

Address of Real Estate: 7 E. Garfield Blvd., Chicago, Illinois 60637

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 Y200139

1614085.1

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STEWART TITLE OF ILLINOIS
Commercial Division
2 N. LaSalle St., Suite 1400
Chicago, IL 60602
312-849-4400
505053

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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 25th 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. 2nd Street, #1100
Cleveland, Ohio 44113-1448
(216) 583-7000

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Store No. Y200126
Address: 7 E. Garfield Blvd.
Chicago, Illinois 60637

Exhibit A

Lots 37, 38, 39, 40, 41, 42 and the South 16 feet of Lot 43 in Block 3 (except that part of the South 16 feet of Lot 43 taken and used for Garfield Boulevard) in Julius Mulvey and Others Subdivision of the North half of the Northwest quarter of the Northwest quarter of Section 15, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

