

UNOFFICIAL COPY

PREPARED BY:

Ms. Susan M. Fitzgerald
GE Capital Franchise Finance Corporation
8377 East Hartford Drive
Suite 200
Scottsdale, Arizona 85255



Doc#: 0710801226 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/18/2007 02:20 PM Pg: 1 of 3

When recorded, return to:

Wolf Road Plaza, LLC
Harold J. Hayes
c/o Hayes Properties Inc.
4043 N. Ravenswood Ave., Suite 210
Chicago, IL 60613

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, **FFCA CAPITAL HOLDING CORPORATION, a Delaware corporation** ("Grantor") whose address is 8377 E. Hartford Drive, Suite 200, Scottsdale, Arizona 85255, does hereby grant, bargain, sell and convey unto WOLF ROAD PLAZA, LLC an Illinois limited liability company as to an undivided 35% interest and HAROLD J. HAYES, an individual as to an undivided 65% interest, whose address is c/o Hayes Properties Inc. 4043 N. Ravenswood Ave., Suite 210 Chicago, IL 60613 ("Grantee"), its successors and assigns forever, all of the real property located in Chicago, Cook County, Illinois, together with the buildings and improvements located thereon (collectively, the "Property"), as legally described on the attached Exhibit A hereto.

SUBJECT TO all taxes, assessments, liens, encumbrances, easements, rights of way, and restrictions as may appear of record and all matters which a physical inspection or accurate survey of the Property would disclose.

Property Address is 5206 N Western Ave, Chicago, Illinois

Tax Parcel Number is 13-12-233-025-0000

And Grantor hereby binds itself and its successors to warrant and defend title to the Property as against all acts of Grantor and none other, subject to the matters above set forth.

Box 400-CTCC

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	APR. 17. 07	0084000
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000007367	FP 103024

GE 8000-6855
Chicago, IL

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	APR. 17. 07	0042000
REVENUE STAMP	# 0000005076	FP 103022

1 OF 3

1409-ST 5095885 NA19501

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EXHIBIT A LEGAL DESCRIPTION

Lot 1 (except the East 17 feet thereof taken for widening of Western Avenue) and all of Lots 2, 3, 4, 5, and 6 in Budlong's Subdivision of the South Quarter of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office