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. Haves 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.

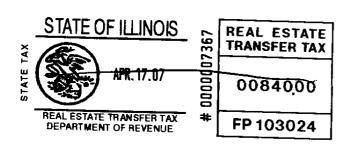
SUBJECT TO all taxes, assessments, liens, encumbrances, easements, rights of way, and restrictions as may appear of record and all matters which a physical inspection or accurate survey of the Property would disclose.

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



COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. 17.07

REVENUE STAMP

REAL ESTATE TRANSFER TAX

0042000

FP 103022

GE 8000-6855 Chicago, IL

105 2 T 509 5885 NAIGHT DI

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710801226 Page: 2 of 3

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed under seal this the 17th day of April, 2007.

Printed Name Jacoby Montin Its Assistant Secretary
WITNESS: FFCA CAPITAL HOLDING CORPORATION a Delaware corporation

STATE OF ARIZONA

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COUNTY OF MARICOPA

I, the undersigned Notary Public in and for the County and State aforesaid, do hereby certify that on this \(\frac{\sqrt{10}}{\sqrt{2}} \) day \(\text{c.} \) April, \(2007, \) \(\frac{CAROLYN C. MARTIN}{CAROLYN C. MARTIN} \) and \(\frac{TOdd V. \sqrt{2005}}{\sqrt{2006}} \), personally appeared before me and being first duly sworn by me acknowledged that they signed the ioregoing document in their capacities as \(\frac{ASSISTENT SECRETARY}{\sqrt{2006}} \) and \(\frac{AUTHORIZED SIGNOR}{\sqrt{2006}} \) of FFCA CAPITAL HOLDING CORPORATION, a Delaware corporation, and declared that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my han a ard seal the day and year before written.

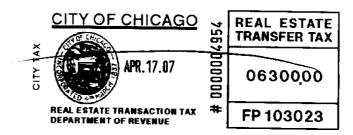
Notary Public

My Commission Expires: 7-31-07

Future Tay hills t

Send Future Tax bills to:
Wolf Road Plaza, LLC
Harold J. Hayes
c/o Hayes Properties Inc.
4043 N. Ravenswood Ave., Suite 210
Chicago, IL 60613





GE 8000-6855 Chicago, IL

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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 Tow.

Y. Illin.

ORCOOK COUNTY CLARK'S OFFICE Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.