

UNOFFICIAL COPY

WENDY'S INTERNATIONAL, INC.

Name
Route: POTTER ROAD
Section: DEMPSTER ST. TO
EVANSTON-ELGIN (GOLF) RD
County: COOK
Sta. _____ to Sta. _____
Job No.: 85-W8140-01-RP
Parcel: TR 40-030
Index No./Nos.: 09-15-306-050
Address: 2570 DEMPSTER ST.
DES PLAINES, IL



Doc#: 0810844012 Fee: \$44.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 04/17/2008 02:16 PM Pg: 1 of 5

OFFICIAL BUSINESS
COOK COUNTY

WARRANTY DEED (CORPORATION) (NON-FREEWAY)

This indenture, made this 23rd day of January, 2008, by the WENDY'S INTERNATIONAL, INC., An Illinois CORPORATION, organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, party of the first part, and the COUNTY OF COOK, A BODY POLITIC AND CORPORATE OF THE STATE OF ILLINOIS, party of the second part;

Witnesseth, that the said party of the first part, in consideration of the sum of EIGHT THOUSAND SIX HUNDRED and 00/100 DOLLARS (\$8,600.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged does hereby grant, convey and warrant unto the said party of the second part the following described real estate in Cook County, Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO

The compensation for the breach of any warranty, whether express or implied, made in this Warranty Deed shall, in no case, exceed the amount actually paid to WENDY'S INTERNATIONAL, INC. for the interest conveyed.

The Grantor, without limiting the interest above granted and conveyed, does hereby acknowledge that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the above-described premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

The party of the first part without limiting the fee simple interest above granted and conveyed, does hereby release the party of the second part or any agency thereof forever, from any and all claims for damages sustained by the party of the first part its successors and assigns by reason of the opening, improving and using the above-described premises for highway purposes.

In witness whereof, the party of the first part has caused its corporate name to be hereunto subscribed by D. NEAR COO President and its duly attested corporate seal to be hereunto affixed by its secretary, all in the City of DUBLIN, State of OHIO the day and year first above written.

Exempt under provisions of Paragraph B, Section 31-45, Real Estate Transfer Tax Law

March 29, 2008

Mary Mathewson

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(SEAL)

WENDY'S INTERNATIONAL, INC.

(Corporate Name)

BY:

President

Dave Near

COO

Legal Dept. M/20

ATTEST:

Dana Klein
Secretary

DANA KLEIN
Assistant Secretary

STATE OF Ohio)

COUNTY OF Franklin)

) SS

I, Robin P. Zelinski, a Notary Public in and for said County in the State aforesaid, do hereby certify that Dave Near, COO ~~President~~ and Dana Klein, Assistant Secretary of Wendy's International, Inc. who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such COO ~~President~~ and Assistant Secretary, appeared before me this day in person and severally acknowledged that they signed, sealed, and delivered the said instrument of writing as their free and voluntary act, and as the free and voluntary act of said Corporation for the uses and purposes therein set forth, pursuant to authority given by the Board of Directors of said Corporation and caused the corporate seal to be thereto affixed.

2008 Given under my hand and Notarial Seal this 23rd day of January

Robin P. Zelinski
Notary Public



ROBIN P. ZELINSKI
Notary Public, State of Ohio
My Commission Expires 05-11-09

OFFICIAL BUSINESS
COOK COUNTY

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POTTER ROAD TRACT 40-030

That part of Lot 1 in Albert H. Ahrens' Subdivision of part of Lot 2 in Assessor's Division of the West Half of the Southwest Quarter of Section 15, Township 41 North, Range 12 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the Southeast corner of said Lot 1; thence West along the South line thereof 29.45 feet; thence North at right angles to the last described course 8 feet; thence East at right angles to the last described course 19.84 feet; thence Northeasterly to a point that is 14.75 feet North of and 5 feet West of the point of beginning (as measured along the East line of said Lot 1 and on a line at right angles thereto); thence North parallel with said East line 10 feet; thence East at right angles to the last described course 5 feet to said East line; thence South along said East line to the place of beginning, in Cook County, Illinois.

AREA

Part Taken: 339 Sq. Ft. = 0.0078 Acres
Remainder: 38,113 Sq. Ft. = 0.8750 Acres

Notes: (a) Part of P.I.N. 09-15-306-050
(b) Commitment No. 81-77-680

R/W
February 4, 2005/K.P.D.
Rev. September 14, 2006/K.P.D.

Plat: 868 Sheet 1A of 3
Section: 85-W8140-01-RP
Page:

Exhibit 'A'

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STATE OF ILLINOIS
COUNTY OF COOK

PLAT ACT AFFIDAVIT

R. A. Mickel, being duly sworn on oath, states that he resides at 1326 Cambridge, Deseronto, Ill.. That the attached deed is not in violation of 76ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed:
OR
The conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interest therein for use of right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyance made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorded of Deeds of Cook County, Illinois to accept the attached deed for recording.

Subscribed and sworn to before me this 17 day of March, 2005. Mary S. Mathewson



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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois

Dated: 3/17, 2008

SIGNATURE: R.G. Michell
~~GRANTOR~~ OR AGENT

Subscribed and sworn to before me
By the said R.G. Michell
This 17 day of Mar, 2008



NOTARY PUBLIC Mary S Mathewson

The Grantee or his Agent affirms and verifies that the person of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business and acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 3/17, 2008

SIGNATURE: R.G. Michell
~~GRANTEE~~ OR AGENT

Subscribed and sworn to before me
By the said R.G. Michell
This 17 day of Mar, 2008



NOTARY PUBLIC Mary S Mathewson

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).