

UNOFFICIAL COPY 09021645

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1999-10-29 15:08:23
Cook County Recorder 29.00

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Cook County Recorder 29.00



SPECIAL WARRANTY DEED

Property of Cook County Clerk's Office

D-1 7831218

JBy

THIS INDENTURE, made this 2 day of September A.D.

1999 between KFC National Management Company, a Delaware corporation, Grantor, and Khalid Siddiqui, an individual, Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors, of said corporation has, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, their heirs and assigns, FOREVER, all the following described lot(s), piece or parcel(s), of land, situate in the County of Cook, State of Illinois known and described to wit:

5 1557

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART
HEREOF:

BOX 333-CTI

7831217

Div 1

(10)

UNOFFICIAL COPY

COOK
CO. NO. 016
297108
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
OCT 29'99
DEPT. OF REVENUE
150.00
P.S. 10007

144303
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP OCT 29'99
P.S. 11424
75.00

★ 034183
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE OCT 29'99
★ 999.00
★ P.S. 11187

★ 48180
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE OCT 29'99
★ 126.00
★ P.S. 11187

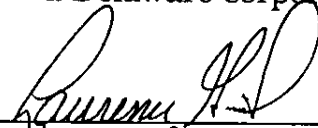
Reservations from and Exceptions to Conveyance and Warranty:

GRANTEE, its successors and assigns, hereby agree that no portion of the Property shall be operated as a food outlet selling i) any chicken; ii) pizza; or iii) Mexican food. Notwithstanding the foregoing, the Property can be used for the sale of items typically sold in a convenience store so long as said items do not include freshly prepared tacos, burritos, chicken or pizza.

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said Grantor, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said Grantee, their heirs and assigns forever, and the said Grantor, for itself, and its successors, does covenant, promise and agree, to and with the said Grantee, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it **WILL WARRANT AND FOREVER DEFEND.**

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Attorney in Fact, this 2 day of September A.D. 1999.

KFC National Management Company
a Delaware corporation

By: 

It's Lawrence Gerich
Attorney-in-Fact

REVIEWED BY: Kerry Couch

DATE 9-1-99

STATE OF CALIFORNIA)
)ss.
COUNTY OF ORANGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that LAURENCE GERICH personally known to me as Attorney in Fact in Fact of the aforesaid corporation, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Attorney in Fact, he signed and delivered the said instrument as Attorney in Fact and pursuant to authority, given by the Board of Directors, of said corporation as his free and voluntary act, for the uses and purposes therein set forth.

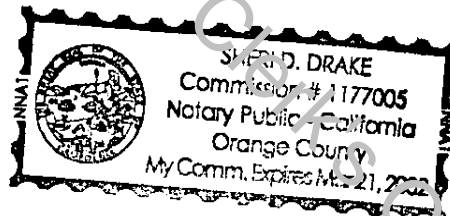
Sept 2 **GIVEN** under my hand and seal this 2nd day of Sept, A.D. 1999.

[Signature]
NOTARY PUBLIC

Return to: Khalid Siddiqui
1823 W. Hood
Chicago, IL 60660

Tax bills to: Khalid Siddiqui
1823 W. Hood
Chicago, IL 60660

Property Address: 4751 W. Harrison St.
Chicago, Illinois



Prepared By: Kerry Couch
17901 Von Karman
Irvine, CA 92714

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EXHIBIT "A"

Lots 43, 44, 45, 46 and 47 in MANDELL'S SUBDIVISION OF LOTS 1, 2, 3 AND 4 IN PURINGTON AND SCRANTON'S SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF BARRY POINT ROAD, (NOW 5TH AVENUE), IN COOK COUNTY, ILLINOIS

INDEX No. 16-15-300-001-0000

16-15-300-002-0000

16-15-300-039-0000

Address: 4751 West HARMON ST.

Chicago, IL

Property of Cook County Clerk's Office