

# UNOFFICIAL COPY

TINLEY PARK, IL  
15910 S. HARLEM AVENUE  
L/C: 012-1091

THIS INSTRUMENT WAS PREPARED  
BY:

Gina R. LaMantia, Esq.  
Charles J. Benvenuto, P.C.  
2901 Butterfield Road  
Oak Brook, IL 60523



Doc#: 1013012032 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/10/2010 09:11 AM Pg: 1 of 8

AFTER RECORDING RETURN TO

Katrina Washington / US LEGAL DEPT  
McDonald's Corporation  
One McDonald's Plaza  
Oak Brook, Illinois 60523  
(L/C: 012-1091)

## SPECIAL WARRANTY DEED Illinois

THIS INDENTURE, made as of the 30<sup>th</sup> day of April, 2010, by INLAND PARK CENTER PLAZA, L.L.C, a Delaware limited liability company having an address of 2901 Butterfield Road Oak Brook, Illinois 60523 (the "Grantor") to and in favor of FRANCHISE REALTY INVESTMENT TRUST, a Maryland Real Estate Investment Trust having an address of One McDonald's Plaza Oak Brook, Illinois 60523 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents do REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and by this reference made a part hereof, together with all and singular the improvements, hereditaments and appurtenances thereunto belonging, or in anywise 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 Grantor, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for themselves and their successors, do covenant, promise and agree, to and with Grantee, its successors and assigns, that they have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully

Box 400-CTCC

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claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the matters set forth in Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused their name to be signed to these presents by its respective President the day and year first above written.

**Inland Park Center Plaza, LLC. a Delaware limited liability company**

By: INLAND REAL ESTATE CORPORATION, a Maryland corporation, its sole member

By: 

Name: Mark Zalatoris

Its: President

Date: 4/30/10

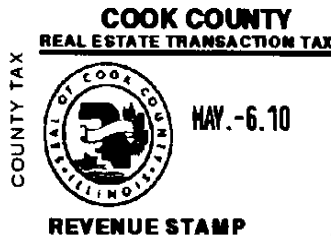
Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX
0084500
FP 103024

Sends Tax Bills to:

McDonald's Corporation  
P.O. Box 182571  
Columbus, OH 43218-2571  
(L/c : 012-1091)



REAL ESTATE TRANSFER TAX
0042250
FP 103022

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STATE OF ILLINOIS )  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARK ZALATORIS, an Authorized Agent of Inland Park Center Plaza, LLC, a Delaware limited liability company, who is personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Authorized Agent of said limited liability company, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as a free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27 day of April, 2010.

Rose Marie Allred  
Notary Public



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## Legal Description

### PARCEL 1:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 24 A DISTANCE OF 109.80 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF 159TH STREET, AS DEDICATED PER DOCUMENT 10909313, WITH THE EAST LINE OF SECTION 24; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF 159TH STREET AS DEDICATED PER DOCUMENT 10909313, 89.85 FEET; THENCE SOUTHERLY ALONG A LINE FORMING A RIGHT ANGLE WITH THE PREVIOUSLY DESCRIBED LINE, A DISTANCE OF 20.00 FEET; THENCE WESTERLY ALONG A LINE PARALLEL TO AND 20.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF 159TH STREET, AS DEDICATED PER DOCUMENT 10909313, A DISTANCE OF 265.24 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 20 MINUTES 26 SECONDS (MEASURED FROM EAST TO SOUTH WITH THE PREVIOUSLY DESCRIBED LINE), A DISTANCE OF 9.08 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY ALONG A LINE FORMING A RIGHT ANGLE WITH THE PREVIOUSLY DESCRIBED LINE A DISTANCE OF 226.50; THENCE SOUTHERLY ALONG A LINE FORMING A RIGHT ANGLE WITH THE PREVIOUSLY DESCRIBED LINE A DISTANCE OF 130.00 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 155 DEGREES 09 MINUTES 53 SECONDS (MEASURED FROM NORTH TO SOUTHEAST WITH THE PREVIOUSLY DESCRIBED LINE), A DISTANCE OF 60.67 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 114 DEGREES 50 MINUTES 07 SECONDS (MEASURED FROM NORTHWEST TO EAST WITH THE PREVIOUSLY DESCRIBED LINE), A DISTANCE OF 198.50 FEET; THENCE NORTHERLY, ALONG A LINE FORMING A RIGHT ANGLE WITH THE PREVIOUSLY DESCRIBED, LINE A DISTANCE OF 198.50 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

### ALSO KNOWN AS:

LOT 2 IN PARK CENTER MCDONALDS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED APRIL 15, 2010 AS DOCUMENT NUMBER 1010518063, IN COOK COUNTY, ILLINOIS.

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**PARCEL 2:**

**EASEMENT ESTATE APPURTENANT TO PARCEL 1 CREATED IN DECLARATION OF EASEMENTS AND RESTRICTIONS DATED AUGUST 7, 1987, RECORDED AS DOCUMENT 87464664, FILED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS AMENDED BY (a) FIRST AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS DATED MARCH 21, 1989, RECORDED AS DOCUMENT 89127008, FILED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, (b) AMENDMENT TO DECLARATION OF RESTRICTIONS DATED JULY 1, 1998, RECORDED AS DOCUMENT 98618348, FILED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, (c) SECOND AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS AND SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS DATED DECEMBER 4, 1998, RECORDED AS DOCUMENT 08114248, FILED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AND (d) COVENANTS, CONDITIONS AND RESTRICTIONS AND THE THIRD AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS AGREEMENT DATED JANUARY 25, 2010 AND RECORDED APRIL 12, 2010 AS DOCUMENT NUMBER 1010234095, FILED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, COVERING AND AFFECTING THE REAL PROPERTY MORE PARTICULARLY DESCRIBED THEREIN.**

**PIN: 27-24-201-010-0000**

**Common Address: 15920 S. Harlem Avenue Tinley Park, Illinois 60477**

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## Exhibit B

1. Subsequent taxes from 2009 and subsequent years.
2. Notice of requirements for storm water detention dated September 13, 1983 and recorded September 27, 1984 as Document 27189764.  
(Affects the land and other property)
3. Easement in, upon, under, over and along the as shown Exhibit "A" to agreement of the land to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with right of access to said equipment, as created by grant to Commonwealth Edison Company and Illinois Bell Telephone Company recorded March 3, 1988 as document 88093178, limited to as shown on the survey by Northwestern Engineering Consultants, P.C. dated May 11, 2004, Job No. 98-16C (the "Survey").
4. Easement agreement dated January 15, 1988 and recorded July 26, 1988 as Document 88331369 made by and between American National Bank and Trust Company of Chicago, as trustee under trust agreement dated February 28, 1986 and known as Trust Number 66662 and the Catholic Bishop of Chicago, an Illinois sole, granting a non-exclusive easement for the purpose of vehicular and pedestrian ingress and egress over, upon and across those portions of the premises described on Exhibit A utilized as drives and accessways from time to time for the use and benefit of the premises described on Exhibit B.  
(Affects the land and other property)
5. Terms and conditions of that certain Declaration of Easements and Restrictions dated August 7, 1987 and recorded August 21, 1987 as Document 867464664 by American National Bank and Trust Company of Chicago as trustee under Trust Agreement dated February 28, 1986 and known as Trust Number 66662 relating to among other things, easements, general construction requirements, covenants relating to location, size, character and use of buildings; and operation, maintenance and repair of common area.

First Amendment to Declaration of Easements and Restrictions dated March 21, 1989 and recorded March 22, 1989 as Document 89127008. Exhibit B of which was not

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recorded, for purpose of placing of record legal descriptions for the access roads and common utility facilities upon completion of access roads and common utility facilities as provided in Section 2.5 of said Declaration.

Amendment to Declaration of Restrictions recorded July 16, 1998 as Document 98618348 relating to payment of certain costs of maintenance and operation of the shopping center site incurred in conjunction with Peter Michael Realty Inc., an Illinois Corporation, owner of "Outlot" made subject to said restrictions by instrument recorded November 15, 1987 as Document 87662834.

Third Amendment to Declaration of Easements and Restrictions Agreement dated January 25, 2010 and recorded April 12, 2010 as Document Number 1010234095.

Amendment recorded December 8, 1998 as Document 08114248.

(Affects land and other property)

6. Easement in favor of Permittee for:
  - (A) Ingress to and egress from streets and highways adjacent to or near the center, including entrances and exits for vehicular and pedestrian access, over and upon the roadways to be constructed in the center;
  - (B) The passage and the parking of vehicles authorized under this declaration over and upon said roadways and the parking area and
  - (C) The passage and accommodation of pedestrians, as granted in Declaration of Easements and Restrictions recorded August 21, 1987 as Document 87464664, as amended from time to time.
  
7. Easement in, upon, under, over and along the west 25 feet, also the south 30 feet of the west 682 feet, also the east 30 feet of the west 682 feet of the land to install and maintain all equipment for the purpose of serving the land and other property with gas service together with right of access to said equipment, as created by grant to Northern Illinois Gas Company recorded September 30, 1988 as Document 88450088.
 

Limited to as shown on the survey.
  
8. Easement in favor of the Commonwealth Edison Company, and its respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of

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serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded March 23, 1998 as Document 98224711, being 15 feet in width, 7.5 feet on either side of cable as installed and as approximately shown on Exhibit "A" therein. Limited to as shown on the survey. (Affects land and other property)

9. Permanent easement rights in favor of the Department of Transportation of the State of Illinois for and on behalf of the people of the State of Illinois as established in Case 93L50960 for the widening and improving the existing roadway (Job No. R-90-009-91, Parcel AX0038) marked Exhibit "A" therein and the terms and provisions contained therein.  
(For further particulars, see record.)  
(Affects land and other property)
10. (A) Terms, provisions, and conditions relating to the easement described as Parcel 2 contained in the instrument creating said easement.  
  
(B) Rights of the adjoining owner or owners to the concurrent use of said easement.
13. Encroachment of the sign located mainly on the land onto the property North and adjoining by approximately 2.4 feet, as shown on plat of survey Number 9495 prepared by Compass Land Surveying Ltd. Dated April 1, 2008