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11210340620

Doc#: 1121034062 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/29/2011 01:07 PM Pg: 1 of 4

WARRANTY DEED

DATE: JANUARY 1, 2005

GRANTOR: MCDONALD'S CORPORATION
A DELAWARE CORPORATION

GRANTEE: FRANCHISE REALTY INVESTMENT TRUST - IL

PIN: 13 26 408 017
13 26 408 018

C/K/A: 2707 N. MILWAUKEE AVE.
CHICAGO, IL

EXEMPT UNDER PROVISIONS OF PARAGRAPH 1 OF THE CHICAGO
TRANSACTION TAX ORDINANCE

EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45
PARAGRAPH 1 , REAL ESTATE TRANSFER TAX ACT.

PREPARED BY:

CATHERINE A GRIFFIN
ATTORNEY AT LAW
LEGAL DEPARTMENT
MCDONALD'S PLAZA
OAK BROOK IL 60523

8861125-0108

Property of Cook County Clerk's Office

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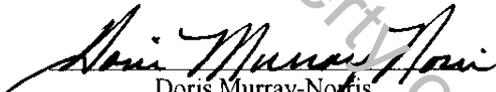
WARRANTY DEED

McDonald's Corporation, a Delaware Corporation (Grantor), of Oak Brook, DuPage County, Illinois, **CONVEYS AND WARRANTS** to Franchise Realty Investment Trust - IL (Grantee), of Baltimore, Maryland, whose mailing address, for tax bills, is ~~P. O. Box 66207, AMF O'Hare, Chicago, Illinois 60666~~, the real property in the State of Illinois, and described in Exhibit A (the Premises), together with all appurtenant rights and easements, Grantor's rights in adjoining streets and right of ways, if any, and title to the improvements constructed on the land and subject to: (1) an unrecorded Operator's Lease with the Franchisee operating the McDonald's Restaurant on the date of this deed; (2) covenants, conditions, encumbrances, restrictions and easements of record, if any; and (3) general and special real estate taxes accruing from and after the date of the delivery of this deed, which Grantee assumes and agrees to pay.

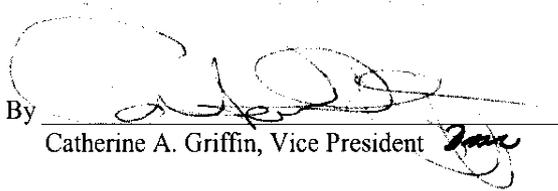
Signed, sealed, delivered and accepted this 1st day of January, 2005, in the presence of:

*P.O. Box 182571 Columbus, OH
43218-2571

Witness:


Doris Murray-Norris

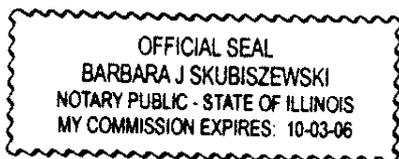
By

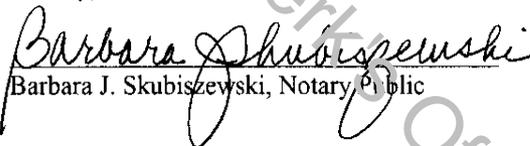

Catherine A. Griffin, Vice President

State of Illinois
County of DuPage ss

I, Barbara J. Skubiszewski, Notary Public, certify that before me this day in person appeared Catherine A. Griffin, personally known to me to be the Vice President of McDonald's Corporation, a Delaware Corporation, and she acknowledged that she signed and delivered the foregoing instrument in her capacity herein set forth and caused to be affixed thereto the corporate seal of the corporation, pursuant to authority given under the articles and bylaws of the corporation, as the free and voluntary act of the corporation, and as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 1st day of January, 2005.




Barbara J. Skubiszewski, Notary Public

This instrument was prepared by Catherine A. Griffin, Attorney at Law, Legal Department, McDonald's Plaza, Oak Brook, Illinois 60523. Phone (630) 623-3778

Location Code: 012-0193-MS File # ~~02498~~ 2330

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Parcel 1:

Lots 3, 4, and 5 in Block 2 in Milwaukee and Diversey Subdivision in the North East $\frac{1}{4}$ of the South East $\frac{1}{4}$ of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Parcel 2:

Lots 19, 20, and 21 in Block 2 in Hitt and others Subdivision, of the East 39 acres, all in the East $\frac{1}{4}$ of the South East $\frac{1}{4}$ of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

EXHIBIT A
L/C: 12-0193
Parcel Type: MS

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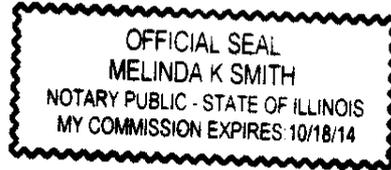
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **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 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 July 14, 2011

Signature: By: Susanna M. Brown
Grantor or Agent

Subscribed and sworn to before me
By the said Susanna M. Brown
This 14th day of July, 2011
Notary Public Melinda K Smith



The **grantee** or his agent affirms and verifies that the name 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 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.

Date July 14, 2011

Signature: By: Susanna M. Brown
Grantee or Agent

Subscribed and sworn to before me
By the said Susanna M. Brown
This 14th day of July, 2011
Notary Public Melinda K Smith



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 of a Class A misdemeanor for subsequent offenses.

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