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1123703010

**THIS DOCUMENT WAS
PREPARED BY:**

Wendy's International, Inc.
Attn: Heather L. Darden, Esq.
1155 Perimeter Center West
Atlanta, GA 30338

Doc#: 1123703010 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/25/2011 09:40 AM Pg: 1 of 4

**AFTER RECORDING
RETURN TO:**

Wendy's International, Inc.
Attn: Heather L. Darden, Esq.
1155 Perimeter Center West
Atlanta, GA 30338

This space reserved for Recorder's use only.

QUIT CLAIM DEED

THE GRANTOR, **WENDY'S INTERNATIONAL, INC.**, an Ohio corporation ("Grantor"), whose current address is Attn: Lease Management, 1155 Perimeter Center West, Atlanta, GA 30338, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid CONVEYS AND QUIT CLAIMS to **WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK, INC.**, an Ohio corporation ("Grantee"), having an address of Attn: Lease Management, 1155 Perimeter Center West, Atlanta, GA 30338, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto.

This Deed is EXEMPT under provisions of Par. E, Sec. 31-45, of the Property Tax Code.

Dated: 6/29/11

By: Heather L. Darden

Heather L. Darden, Esq.
Seller's Representative

[Signature page follows.]

S	<u>Y</u>
P	<u>4</u>
S	<u>N</u>
M	<u>N</u>
SC	<u>Y</u>
E	<u>Y</u>
INT	<u>Y, W</u>

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DATED this 29th day of June, 2011.

GRANTOR:

WENDY'S INTERNATIONAL, INC., an Ohio corporation

By: [Signature]
Name: _____
Its: Susan M. Gordon - VP

By: [Signature]
Name: Daniel T. Collins
Its: SVP and Treasurer

STATE OF GEORGIA)
) ss.
COUNTY OF FULTON)

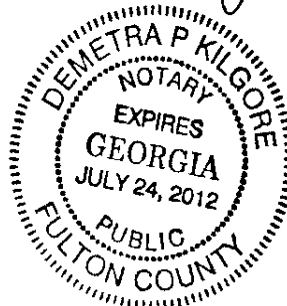
Demetra P. Kilgore

I Susan M. Gordon and Daniel T. Collins certify that Susan M. Gordon and Daniel T. Collins personally known to me to be the same person whose names are subscribed to the foregoing instrument as Vice President and Treasurer, respectively of **WENDY'S INTERNATIONAL, INC.**, an Ohio corporation, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 29th day of June, 2011.

[Signature]
NOTARY PUBLIC

My Commission Expires:



MAIL SUBSEQUENT TAX BILLS TO:

Wendy's Old Fashioned Hamburgers of New York, Inc.
Attn: Property Tax
1155 Perimeter Center West
Atlanta, GA 30338

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EXHIBIT A

Legal Description

Wendy's #1168

Those parts of Lot 3 in Block 4 in Fullerton's Third Addition to Chicago, in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded March 13, 1882 as Document No. 380754 and of Lots 1 and 2 in Omar Subdivision, being a part of Lots 1, 2, 3, 4, 5, and 9 in Ralston's Addition to Nickersonville in Sections 31 and 32, Township 40 North, Range 14, East of the Third Principal Meridian, as per plat recorded February 10, 1928 as Document No. 9924048, in Cook County, Illinois, described as follows:

Beginning at a point on the North line of said Lot 3 in said Block 4 at a point 110.98 feet East from the Northwest corner of said Lot 3; and running thence N. 90° 00' 00" E. along said North line of said Lot 3, said North line of Lot 3 being also the South line of W. Medill Avenue (Formerly known as Chester St.), a distance of 104.34 feet to a deflection point in the Northerly line of said Lot 3 and the South line of Medill Avenue; thence N. 44° 44' 00" E. along the Northwesterly line of said Lot 3 and the Northwesterly line of Lot 1 in Omar Subdivision, a distance of 135.19 feet to the most Northerly corner of said Lot 1; thence South 45° 16' 00" East along the Northeasterly line of said Lot 1 and the Southwesterly line of N. Cl/bourn Avenue, a distance of 15.28 feet to the Easterly line of said Lot 1; thence South 3° 32' 20" West along said Easterly line of Lot 1 and the Westerly line of N. Ashland Avenue, a distance of 148.92 feet (148.88 feet recorded) to a deflection point in said Easterly line of Lot 1 and said Westerly line of N. Ashland Avenue; thence South 9° 58' 06" West along the Easterly line of Lots 1 and 2 in Omar Subdivision and along the Westerly line of N. Ashland Avenue, a distance of 123.50 feet to a line 185 feet South of and parallel with the North line of Lot 3 in Block 4 in Fullerton's 3rd Addition to Chicago; thence North 90° 00' 00" West along said parallel line, a distance of 179.83 feet; thence North 0° 00' 00" West and at right angles to last described line, a distance of 185.00 feet to the point of beginning, all in Cook County, Illinois.

Commonly known as 2312 North Ashland Ave., Chicago, IL.

PIN: 14-31-201-080-0000
14-31-201-082-0000

Said property having been conveyed to Grantor by Trustee's Deed dated August 13, 1985, and recorded as Document No. 85151049.

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STATEMENT BY GRANTOR AND GRANTEE

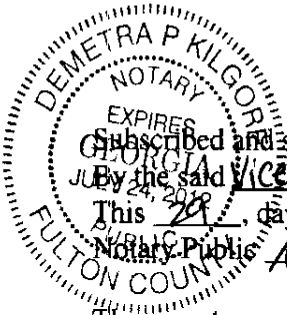
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 June 29th, 2011

Signature: [Handwritten Signature]

Grantor or Agent

Susan M. Gordon **VP**



Subscribed and sworn to before me
By the said Vice President of Wendy's International, Inc.

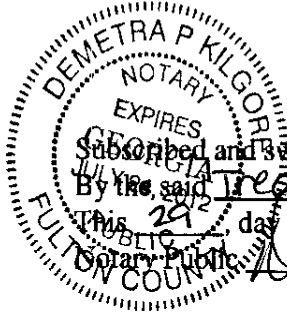
This 29th day of June, 2011
Notary Public Demetra P. Kilgore

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 June 29th, 2011

Signature: [Handwritten Signature]
Grantee or Agent

Daniel T. Collins
SVP and Treasurer



Subscribed and sworn to before me
By the said Treasurer of Wendy's Old Fashioned Hamburgers of New York, Inc.

This 29th day of June, 2011
Notary Public Demetra P. Kilgore

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.)

