

# UNOFFICIAL COPY

Grantee's address is and after  
Recording, Return To:

RDK Ventures LLC  
c/o Mac's Convenience Stores LLC  
P.O. Box 347  
4080 W. Jonathan Moore Pike  
Columbus, Indiana 47201  
Attn: Director of Real Estate



Doc#: 1131345037 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/09/2011 02:12 PM Pg: 1 of 5

This Instrument Was Jointly Prepared By:

Thomas A. Vogtner  
Baker & Daniels LLP  
300 N. Meridian Street; Suite 2700  
Indianapolis, Indiana 46204

Jama M. Kriz  
Region Counsel  
SUPERVALU INC.  
11840 Valley View Road  
Eden Prairie, MN 55344

Mail Tax Bill to:

RDK Ventures LLC  
c/o Mac's Convenience Stores LLC  
P.O. Box 347  
4080 W. Jonathan Moore Pike  
Columbus, Indiana 47201  
Attn: Tax Department

(Oak Forest, IL #3163/6823)

## SPECIAL WARRANTY DEED

### KNOW ALL MEN BY THESE PRESENTS:

That, JETCO PROPERTIES, INC., a Delaware corporation, successor by merger to Oak Forest-Central Properties, Inc., a Delaware corporation (hereinafter referred to as "Grantor), for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration to Grantor in hand paid, receipt of which is acknowledged, and for which no lien is retained, either expressed or implied, has this day Sold and by these presents does Grant, Bargain, Sell and Convey unto RDK VENTURES LLC, a Delaware limited liability company, 4080 W. Jonathan Moore Pike, Columbus IN 47201 (hereinafter referred to as "Grantee"), all that certain tract or parcel of land in Cook County, Illinois

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(the "Property") more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes, and all improvements thereon (collectively, the "Property"), and all appurtenances thereto.

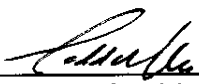
**SAVE and EXCEPT, HOWEVER,** it is expressly understood and agreed that the Property, except as set forth in that certain Asset Purchase Agreement, dated as of August 30, 2011, pursuant to which this transfer is being made, is granted "AS IS" subject to all defects, latent or patent, and subject to all easements, reservations, restrictions, licenses and encumbrances of record.

**TO HAVE AND TO HOLD** the Property with all and singular the rights and appurtenances thereto in any wise belonging unto the Grantee and its assigns forever; and Grantor does hereby bind itself, and its successors and assigns, to Warrant and Forever Defend all and singular the Property unto the Grantee and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

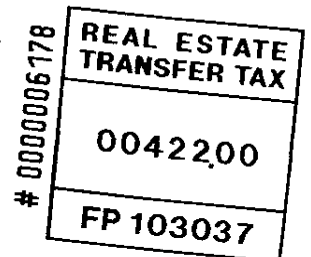
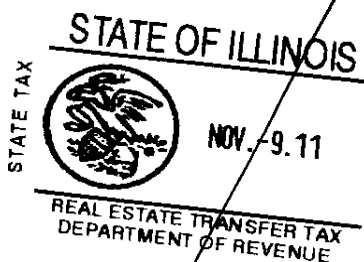
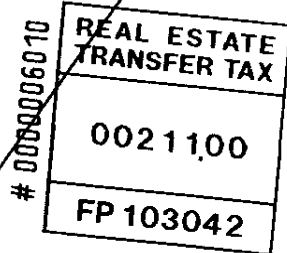
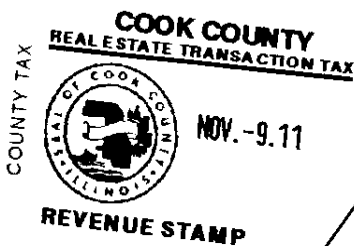
The undersigned person executing this Special Warranty Deed on behalf of Grantor represents and certifies that he is the duly elected officer of Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this Special Warranty Deed; that Grantor has full corporate capacity to convey the Property; and that all necessary corporate action for the making of such conveyance has been taken and done.

**IN WITNESS WHEREOF**, this instrument is executed on this the 8th day of November, 2011.

**JETCO PROPERTIES, INC.**

BY:   
Name: Todd N. Sheldon  
Its: President

*JIC*



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## ACKNOWLEDGEMENT

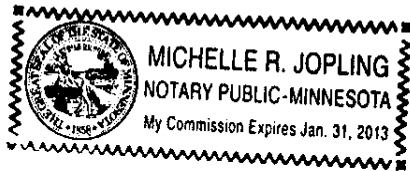
STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF HENNEPIN )

On this 3<sup>rd</sup> day of November, 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared Todd N. Sheldon, to me known to be the President of Jetco Properties, Inc., a Delaware corporation, successor by merger to Oak Forest-Central Properties, Inc., a Delaware corporation, and the corporation that executed the foregoing instrument, and he acknowledged to me that the said instrument is the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS MY HAND and official seal hereto affixed the day, month and year in this certificate first above written.

My commission expires:  
January 31, ~~2011~~ 2013

Michelle R. Jopling  
Notary Public in and for the  
State of Minnesota  
Residing at Carron County



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## Exhibit A

(legal description)

[see attached Exhibit A-1]

Common Address: 5600 West 159<sup>th</sup> Street, Oak Forest, IL (#3163/6823)

Real Estate Index Number: 28-17-402-015-0000

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008861051 D1  
 STREET ADDRESS: 5600 W. 159TH  
 CITY: OAK FOREST COUNTY: COOK  
 TAX NUMBER: 28-17-402-015-0000

## LEGAL DESCRIPTION:

## PARCEL 1:

LOT 2 IN THE FINAL PLAT OF JEWEL 3163 SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 23, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 2011 AS DOCUMENT NO 1129429043, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS DATED NOVEMBER 8, 2011 AND RECORDED NOVEMBER 9, 2011 AS DOCUMENT 1131345039 AS CONTAINED IN THE DECLARATION OF EASEMENTS DATED NOVEMBER 9, 2011 AND RECORDED NOVEMBER 9, 2011 AS DOCUMENT 1131345039, BY JETCO PROPERTIES, INC., A DELAWARE CORPORATION ("DECLARANT") FOR ACCESS, UTILITIES AND DRAINAGE, AS THEREIN DEFINED OVER THE FOLLOWING DESCRIBED LAND:

LOT 1 IN THE FINAL PLAT OF JEWEL 3163 SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 23, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 2011 AS DOCUMENT NO 1129429043, IN COOK COUNTY, ILLINOIS