

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 27th day of March, 2012, between **CNL FUNDING 2000-A, LP**, a Delaware limited partnership ("**Grantor**"), whose address is 450 S. Orange Avenue, Suite 1100, Orlando, Florida 32801-3336, duly authorized to transact business in the State of Illinois, and **KIM-MP MULTI STATE, LLC**, a Delaware limited liability company ("**Grantee**"), whose address is c/o U.S. Restaurant Properties, 14901 Quorum Drive, Suite 900, Dallas, Texas 75254, Attention: Chief Financial Officer.

WITNESSETH, that Grantor for and in consideration of the sum of One Million Five Hundred Seventeen Thousand Three Hundred Forty-One and No/100 Dollars (\$1,517,341.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the general partner of said Grantor, by these presents does

REMISE, RELEASE, ALIENATE AND CONVEY unto Grantee and to its heirs and assigns, FOREVER, all the following described real estate on the Exhibit A attached hereto (the "**Premises**").

Together with all and singular the 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 Grantor, either in law or equity, of, in and to the above-described Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Premises as above described, with the appurtenances, unto Grantee, its heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its 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 encumbered 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 Grantor, and none other, Grantor WILL WARRANT AND DEFEND, subject to all current taxes and assessments, reservations in patents, all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record, and all matters which an accurate survey of the Premises or a physical inspection of the Premises would disclose.

Permanent Real Estate Index Numbers: 24-10-101-029.  
Address of real estate: 4545 West 95<sup>th</sup> Street, Oak Lawn, Illinois.

NC5 529245LPHH1  
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Village of Oak Lawn	Real Estate Transfer Tax	\$5000	00032	Village of Oak Lawn	Real Estate Transfer Tax	\$2500	00016
Village of Oak Lawn	Real Estate Transfer Tax	\$50	00896	Village of Oak Lawn	Real Estate Transfer Tax	\$20	00491
				Village of Oak Lawn	Real Estate Transfer Tax	\$20	0049

4841-2072-3214.2



Doc#: 1209346089 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/02/2012 03:52 PM Pg: 1 of 3

REAL ESTATE TRANSFER TAX	0151750	FP 103036	REAL ESTATE TRANSFER TAX	0075875	FP 103047
# 000001058		# 000001057		# 000001057	
STATE OF ILLINOIS	APR. - 2. 12	STATE OF ILLINOIS	APR. - 2. 12	REVENUE STAMP	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		COOK COUNTY REAL ESTATE TRANSACTION TAX		REVENUE STAMP	
STATE TAX		COUNTY TAX			



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## EXHIBIT A

### LEGAL DESCRIPTION

Real property in the City of Oak Lawn, County of Cook, State of Illinois, described as follows:

Lot 1 in A.T. Maras Company Resubdivision of part of the East 1/2 of the Northwest 1/4 of Section 10, Township 37 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded November 11, 1993 as document no. 93946351, in Cook County, Illinois.

Real Estate Address: 4545 W. 95th Street, Oak Lawn, Illinois.

Permanent Real Estate Index Number: 24-10-101-029.