

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Prepared by:

Robert Ozell,  
Esq.  
1710 11th Street  
Manhattan Beach, CA 90266-6210



Doc#: 1229918035 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/25/2012 08:52 AM Pg: 1 of 3

Mail Tax Bills to:

Broadstone KFC Chicago, LLC  
c/o Broadstone Real Estate, LLC  
530 Clinton Square  
Rochester, NY 14604  
Attn: Portfolio Manager

When Recorded return to:

Old Republic National Title Insurance Co.  
Attn: Mr. Paul J. Beaver  
10655 Park Run Drive  
Suite 160  
Las Vegas, NV 89144

THIS SPECIAL WARRANTY DEED is made as of this 12<sup>th</sup> day of October, 2012, between **Raheel Realty, LLC, an Illinois limited liability company** (Grantor) whose legal address is 9800 S. La Cienega Boulevard, Suite 380, Inglewood, California, and **Broadstone KFC Chicago, LLC, a New York limited liability company** (Grantee), whose legal address is 530 Clinton Square, Rochester, NY 14604:

WITNESS, that the Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, remise, sell and convey and confirm, unto the Grantee, its heirs, successors and assigns forever, all the real property described on Exhibit "A" attached hereto and incorporated herein, together with all improvements affixed to or located on such real property.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, including any right, title and interest of Grantor in and to any adjacent streets, alleys or rights of way, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

Old Republic National Title Insurance Company  
20 South Clark Street  
Suite 2000  
Chicago, IL 60603

Deed.KFC 7508 S. Lafayette

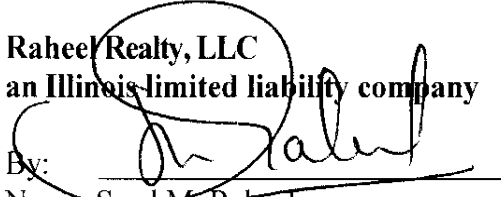
S ✓  
P 3  
S ✓  
SC ✓  
INT ✓

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TO HAVE AND TO HOLD the said premises above bargained and described, with the rights and appurtenances, unto the Grantee, its heirs, successors and assigns forever. The Grantor, for itself, and its successors and assigns, does covenant, promise and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

**Raheel Realty, LLC**  
an Illinois limited liability company

By:   
Name: Syed M. Raheel  
Its: Operating Manager


STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On October 16, 2012, before me, Peter E. Schechtel, a Notary Public, personally appeared Syed M. Raheel, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.


Signature:

 (SEAL)

Printed Name: Peter E. Schechtel

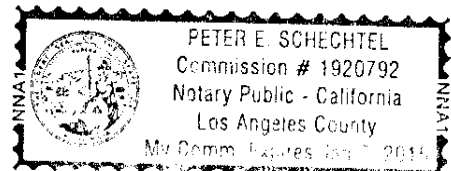
Notary Public



My Commission Expires: 01/07/2015

<b>REAL ESTATE TRANSFER</b>	10/23/2012
 <b>CHICAGO:</b>	\$8,347.50
<b>CTA:</b>	\$3,339.00
<b>TOTAL:</b>	\$11,686.50

20-28-405-028-0000 | 20121001602918 | NT2ESS

Deed.KFC 7508 S. Lafayette



<b>REAL ESTATE TRANSFER</b>	10/24/2012
 <b>COOK:</b>	\$556.50
 <b>ILLINOIS:</b>	\$1,113.00
<b>TOTAL:</b>	\$1,669.50

20-28-405-028-0000 | 20121001602918 | 7P6TNX

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## EXHIBIT "A" (Legal Description)

### Parcel 1:

Lot 1 in Resubdivision of Lots 13 to 20 both inclusive in Mallette's Resubdivision of Lots 1, 2, 11 and 12 in Block 2 of Stewart's Subdivision of the North ½ of the Southeast ¼ of Section 28, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 2:

Lots 1 to 6 both inclusive in Mallette's Resubdivision of Lots 1, 2, 11 and 12 in Block 2 of Stewart's Subdivision of the North ½ of the Southeast ¼ of Section 28, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; Except that part lying northerly of the following described line:

Beginning in the east line of Lot 1 aforesaid, 35 feet south of the northeast corner thereof, thence west parallel to the north line of said Lots, a distance of 75 feet thence extending northwesterly to the west line of said Lot 6, 19 feet south of the northwest corner thereof.

### Parcel 3:

Lot 2 in Resubdivision of Lots 13 to 20 in Mallette's Resubdivision of Lots 1, 2, 11 and 12 in Block 2 of Stewart's Subdivision of the North ½ of the Southeast ¼ of Section 28, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### All being more particularly described as follows:

Beginning at a point on the east line of Lot 1 in said Mallette's Resubdivision said point being 35 feet south of the northeast corner of said Lot 1; thence South 89° 40' 46" West along a line parallel with the north line of Lots 1-6 in said Mallette's Resubdivision a distance of 75.00 feet; thence North 79° 48' 03" West a distance of 87.63 feet to a point on the west line of said Lot 6, said point being 19.00 feet south of the northwest corner of said Lot; thence South 00° 00' 00"

West along the west line of said Lot 6 and also the west line of Lots 1 and 2 of said Resubdivision of Lots 13-20, a distance of 147.73 feet to the southwest corner of said Lot 2; thence North 89° 40' 46" East along the south line of said Lot 2 a distance of 161.25 feet to the southeast corner of said Lot 2; thence North 00° 00' 00" East along the east line of Lots 2 and 1 in said Resubdivision of Lots 13-20 and also the east line of Lot 1 in said Mallette's Resubdivision, to the point of beginning, in Cook County, Illinois.

Note: Tax ID Numbers:           20-28-405-045  
  20-28-405-028

Note: Commonly known as 7508 S. Lafayette Ave., Chicago, IL 60620

**(End of Exhibit "A")**

Deed.KFC 7508 S. Lafayette