

# UNOFFICIAL COPY

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Doc#: 1324144081 Fee: \$42.00  
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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/29/2013 04:32 PM Pg: 1 of 3


## SPECIAL WARRANTY DEED

The Grantor, GE Capital Franchise Finance Corporation, a Delaware corporation, with an address of 8377 East Hartford Drive, Suite 200, Scottsdale, Arizona 85255, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GRANTS, BARGAINS AND SELLS** to the Grantee, ARC CAFEUSA001, LLC, a Delaware limited liability company, with an address of 106 York Road, Jenkintown, PA 19046, the real estate legally described on Exhibit A attached hereto (the "**Property**"), subject to 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, the rights of parties in possession under unrecorded leases, and all matters which an accurate survey of the Property or a physical inspection of the Property would disclose.

The Grantor does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it will warrant and defend the Property against persons lawfully claiming, or to claim the same by, through or under the Grantor but not otherwise.

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STATE TAX	STATE OF ILLINOIS	# 0000016375	REAL ESTATE TRANSFER TAX
	AUG. 29. 13		01996.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 103037

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000016226	REAL ESTATE TRANSFER TAX
	AUG. 29. 13		00998.00
REVENUE STAMP			FP 103042



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## Exhibit A Legal Description

LOT 6 IN PARK PLACE PLAZA RESUBDIVISION, BEING A RESUBDIVISION OF THE PARK PLACE PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 1995 AS DOCUMENT 95329596, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTHERLY NORTHWEST CORNER OF LOT 6 IN THE PARK PLACE PLAZA SUBDIVISION AFORESAID; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 41 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF LOT 6, A DISTANCE OF 48.87 FEET; THENCE SOUTH 63 DEGREES 41 MINUTES 11 SECONDS WEST 55.78 FEET TO THE WEST LINE OF LOTS; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE 22.12 FEET TO THE SOUTHERLY NORTHWEST CORNER OF LOT 6; THENCE NORTH 21 DEGREES 32 MINUTES 43 SECONDS EAST ALONG SAID WEST LINE, 3.09 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH a non-exclusive beneficial easement for vehicular ingress and egress created by Easement Agreement dated ~~October~~ 8, 2006 by and between McGue Family, L.L.C. an Illinois limited liability company and Homewood Associates, L.L.C., an Illinois limited liability company recorded 1-17, 2007 as Document No. 0701744087.

Asset No.: 6454

PIN(s): 29-33-100-049-0000

Address: 17505 S. Halsted  
Homewood, Illinois 60430