

UNOFFICIAL COPY

This document was prepared by:

Jay Gilbert
Kutak Rock LLP
One S. Wacker Dr., Suite 2050
Chicago, IL 60606



Doc#: 1327719096 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/04/2013 03:31 PM Pg: 1 of 3

After recording, return to:

Kristin Brown
First American Title Insurance Company
2425 E. Camelback Rd., Suite 300
Phoenix, AZ 85016

NCS-605-92-1117

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.

THIS SPACE INTENTIONALLY LEFT BLANK

UNOFFICIAL COPY


IN WITNESS WHEREOF, the Grantor has caused this deed to be executed on this 31 day of July, 2013.

GE CAPITAL FRANCHISE FINANCE CORPORATION, a Delaware corporation

By: *Carolyn Craft Martin*
Carolyn Craft Martin
Vice President

STATE OF ARIZONA]
] SS.
COUNTY OF MARICOPA]


The foregoing instrument was acknowledged before me on June 19, 2013, by Carolyn Craft Martin, Vice President of GE Capital Franchise Finance Corporation, a Delaware corporation, on behalf of the corporation.

 Sharon Rush
Notary Public
Maricopa County, Arizona
My Comm. Expires 05-24-16


Sharon Rush
Notary Public
My commission expires: May 24, 2016

Mail subsequent tax bills to:

American Realty Capital
200 Dryden Road, Suite 1100
Dresher, PA 19025

STATE TAX

STATE OF ILLINOIS
OCT.-4.13
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000016816
REAL ESTATE TRANSFER TAX
0154350
FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT.-4.13
REVENUE STAMP

0000016667
REAL ESTATE TRANSFER TAX
0077175
FP 103042

UNOFFICIAL COPY

Exhibit A Legal Description

LOT 3 IN CODEVCO RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN DOMINICK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 8, FOR THE PURPOSE OF INGRESS AND EGRESS AND FOR PARKING PURPOSES AS CONTAINED IN EASEMENT AND OPERATING AGREEMENT DATED OCTOBER 8, 1982 AND FILED OCTOBER 15, 1982 AS DOCUMENT LR 3278438, UNDER THROUGH AND ACROSS THE "COMMON AREAS" AS THAT TERM IS DEFINED IN SAID INSTRUMENT OF THE FOLLOWING DESCRIBED LAND:
LOT 1 IN CODEVCO RESUBDIVISION BEING A RESUBDIVISION OF LOT 1 IN DOMINICK'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS REGISTERED WITH THE REGISTRAR OF TORRENS TITLES ON JUNE 10, 1982 AS DOCUMENT LR 3282521 IN COOK COUNTY, ILLINOIS.

Asset No.: 6455
PIN(s): 28-35-402-012-0000
Address: 3300 W. 183rd St.
Hazel Crest, Illinois