# **UNOFFICIAL COPY**

#### This document was prepared by:

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



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-60592, ILIT

#### 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 right 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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1327719096 Page: 2 of 3

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IN WITNESS WHEREOF, the Grantor has caused this deed to be executed on this 3/day of 5-(4, 2013.

GE CAPITAL FRANCHISE FINANCE CORPORATION, a Delaware corporation

Ву:

Carolyn Craft Martin

Vice President

STATE OF ARIZON

iss.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on June 19, 2013, by Carolyn Craft Martin, Vice President of CF. 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 Notary Public

My commission expires:

May 29, 20Ko

Mail subsequent tax bills to:

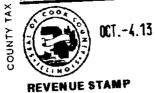
American Realty Capital 200 Dryden Road, Suite 1100 Dresher, PA 19025 STATE OF ILLINOIS

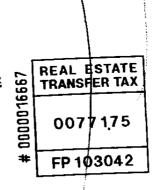
OCT. -4.13

REAL ESTATE TRANSFERITAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

COOK COUNTY





Asset No. 6455 Hazel Crest, IL

1327719096 Page: 3 of 3

## **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 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NO.4-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 8, FOR THE PURPOSE OF INGRESS AND EGNELS AND FOR PARKING PURPOSES AS CONTAINED IN EASEMENT AND OPERATING AGREEMENT DATE; UCTOBER 8, 1982 AND FILED OCTOBER 15, 1982 AS DOCUMNET LR 3278438, UNDER THE SOLUTION AS THAT TERMS IN CHIEF IN CARD INSTERIOR OF THROUGH AND ACROSS THE "COMMON AREAS" AS THAT TERM IS DEFINED IN SAID INSTRUMENT OF THE FOLLOWING DESCRIBED LAND

THE FOLLYWING DESCRIBED LAND:

LOT 1 IN CODE TO RESURDIVISION BEING A RESUBDIVISION OF LOT 1 IN DOMINICK'S SUBDIVISION,

BEING A SUBLIVION OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13 EAST

OF THE THRD PENNCIPAL MERIDIAN, AS REGISTERED WITH THE REGISTRAR OF TORRENS TITLES ON

JUNE 10, 1982 AS DOCUMENT LR 3252521 IN COOK COUNTY, ILLINOIS. HES.
HES.
MERID.
SENT LR 32.

OF COUNTY CICRAS OFFICE

Asset No.: 6455

PIN(s): 28-35-402-012-0000

Address: 3300 W. 183rd St.

Hazel Crest, Illinois