

# UNOFFICIAL COPY

This document was prepared by:

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Kutak Rock LLP  
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Chicago, IL 60606



Doc#: 1328429090 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/11/2013 12:53 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~~

*NC5-605721 IL15*  
*1 of 2*

## 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**

After Recording, Return to:  
First American Title Insurance Company  
Attn: Katherine Hahm  
30 N. LaSalle St, Suite 2700  
Chicago, IL 60602

Asset No. 6453  
Matteson, IL

# UNOFFICIAL COPY

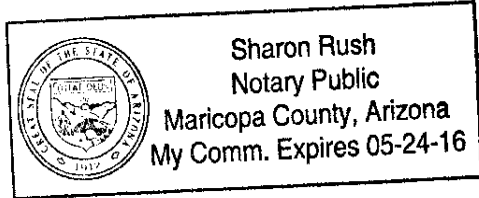
IN WITNESS WHEREOF, the Grantor has caused this deed to be executed on this 31  
day of July, 2013.

**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.



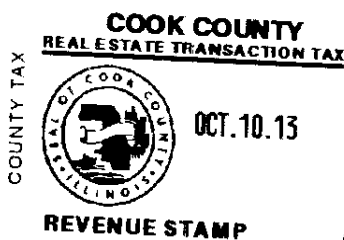
*Sharon Rush*  
Notary Public  
My commission expires: May 24, 2016

Mail subsequent tax bills to:

ARC CAFEUSA001, LLC  
200 Dryden Road, Suite 1100  
Dresher, PA 19025



REAL ESTATE TRANSFER TAX
02737.00
FP 103037



REAL ESTATE TRANSFER TAX
01368.50
FP 103042

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## Exhibit A Legal Description

LOT 7 (EXCEPT THE WEST 10 FEET) IN BLOCK 2 IN MATTESON FARMS, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPTING THEREFROM THE NORTHERLY 8.0 FEET THEREOF TAKEN BY THE STATE OF ILLINOIS PURSUANT TO COURT ORDER ENTERED 83L51174

AND THE NORTH 40 FEET OF THE WEST 100 FEET OF LOT 21 IN BLOCK 2 IN MATTESON FARMS, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Asset No.: 6453

PIN(s): 31-22-400-002  
31-22-400-031

Address: 4349 E. 211<sup>th</sup> St.  
Matteson, Illinois 60443