

UNOFFICIAL COPY

This document was prepared by:

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



Doc#: 1402719075 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/27/2014 12:26 PM Pg: 1 of 3

After recording, return to:

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

1 of 1
NCS-60592 IL 21

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

VILLAGE OF DOLTON
WATER / REAL PROPERTY TRANSFER TAX **No 18390**
ADDRESS *1043 EAST Saley*
ISSUE *1-17-2014* EXPIRED *5-17-2014*
AMT *50*
TYPE *LTS*
VILLAGE CONTROLLER *[Signature]*

UNOFFICIAL COPY

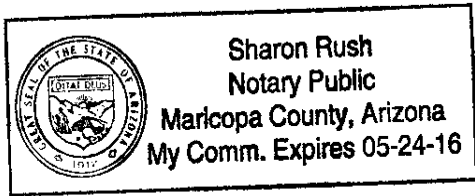
IN WITNESS WHEREOF, the Grantor has caused this deed to be executed on this 31 day of July, 2013.

GE CAPITAL FRANCHISE FINANCE CORPORATION, a Delaware corporation

By: Carolyn Craft Martin
Carolyn Craft Martin
Vice President

STATE OF ARIZONA]
] SS.
COUNTY OF MARICOPA]

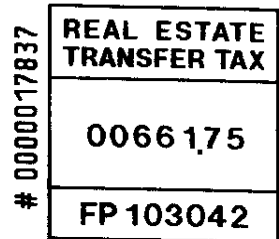
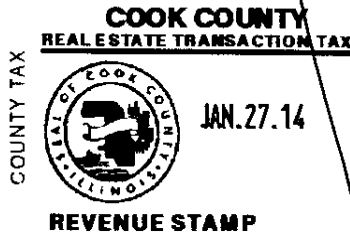
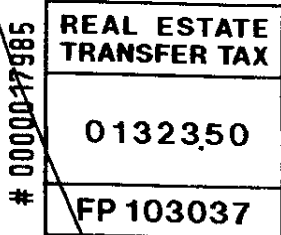
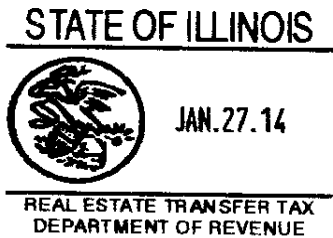
The foregoing instrument was acknowledged before me on June 19, 2013, by Carolyn Craft Martin, Vice President of GE Capital Franchise Finance Corporation, a Delaware corporation, on behalf of the corporation.



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

Mail subsequent tax bills to:

ARC CAFEUSA 001, LLC (TH) KH
200 Dryden Road, Suite 1100
Dresher, PA 19025



UNOFFICIAL COPY

Exhibit A Legal Description

LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 IN CALUMET TERRACE, A SUBDIVISION OF LOTS 2 TO 6, BOTH INCLUSIVE IN A SUBDIVISION OF THE NORTH 515.10 FEET OF THE WEST 340.88 FEET OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 1084.5 FEET OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RAILROAD EXCEPTING THEREFROM THE WEST 75 FEET OF THE NORTH 290.4 FEET THEREOF.

Asset No.: 6259

PIN(s): 29-11-307-006
29-11-307-007
29-11-307-008
29-11-307-009
29-11-307-010
29-11-307-011

Address: 1043 E. Sibley Blvd.
Dolton, Illinois 60419