

UNOFFICIAL COPY

Prepared by:

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After recording return to:

First American Title Insurance Company
Attn: Kristin Brown
2425 East Camelback Road
Suite 300
Phoenix, AZ 85016



Doc#: 1414016051 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/20/2014 02:29 PM Pg: 1 of 5

Tax Bills should be sent to:

Granite City Restaurant Operations, Inc.
701 Xenia Avenue South
Minneapolis, MN 55416
Attn: Jim Gilbertson

eh

GENERAL WARRANTY DEED

Illinois

THIS INDENTURE, executed as of May 13, 2014 and made effective as of the 15th day of May, 2014, by and between **GRANITE CITY RESTAURANT OPERATIONS INC.**, a Minnesota corporation ("Grantor"), whose address is c/o Granite City Food & Brewery, Ltd., a Minnesota corporation 701 Xenia Avenue South, Suite 120, Minneapolis, MN 55416, and **STORE CAPITAL ACQUISITIONS, LLC**, a Delaware limited liability company ("Grantee"), whose address is 8501 E. Princess Drive, Suite 190, Scottsdale, Arizona 85255.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the aforesaid real estate, together with all the improvements thereon and appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; that the same is unencumbered by matters arising by, through or under Grantor, except for those matters set forth on Exhibit "B" attached hereto and made a part hereof; and that it will warrant and forever defend the title and quiet possession thereto against all persons lawfully claiming the whole or any part thereof.

662957
4840-3613-6474.1
STORE/Granite City
General Warranty Deed
Schaumburg, IL (Plaza)
7210/02-12.8

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

24434 \$2,050⁰⁰



*201 Plaza Dr.
Schaumburg, IL*

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In addition, Grantor hereby conveys to Grantee, for the same consideration set forth above, subject to covenants, agreements, conditions, reservations, restrictions and other matters of record, all of Grantor's right, title and interest, if any, in and to any minerals, oil, gas and other hydrocarbon substances, development rights, air rights, water, water rights, wastewater or other utility rights, water stock relating to the land, strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights of Grantor appurtenant, abutting or adjoining said property.

[Remainder of page intentionally left blank; signature pages to follow]

Property of Cook County Clerk's Office


REAL ESTATE TRANSFER		05/19/2014
		COOK \$1,025.00
		ILLINOIS: \$2,050.00
		TOTAL: \$3,075.00
07-13-103-010-0000 20140501601893 YZPRK6		

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WITNESS the signature of the Grantor the day and year first above written.

GRANTOR:

GRANITE CITY RESTAURANT OPERATIONS INC., a Minnesota corporation

By: 
 Name: James G. Gilbertson
 Title: C.F.O.

STATE OF MINNESOTA

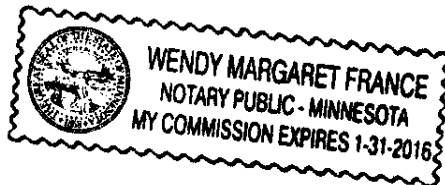
COUNTY OF HENNEPIN

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JAMES G. GILBERTSON, with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the CHIEF FINANCIAL OFFICER of **GRANITE CITY RESTAURANT OPERATIONS, INC.**, a Minnesota corporation the within named bargainor, a corporation, and that he or she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of JAMES G. GILBERTSON by himself/herself as such officer.

WITNESS my hand and Official Seal at office, this 13th day of May, 2014.


 Notary Public

My Commission Expires: 1/31/16



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EXHIBIT A

LEGAL DESCRIPTION

Lot 1 in Granite City Subdivision, being a part of the Northwest Quarter of Section 13, Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded

May 22
1414016047, 2014 as Document No.
1414016047, in Cook County, Illinois.

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. The taxes for the year 2014, a lien not yet due or payable.
2. Easement grant to Commonwealth Edison Company, an Illinois corporation, its successors and assigns, for the construction, operation and maintenance of all fixtures, equipment and facilities used in connection with the underground transmission and distribution of electricity, together with the right of access thereto and other rights incidental thereto, being an area ten (10) feet by twenty-four (24) feet in, upon, under, over and along that part of the East portion of Lot 1 in Anderson's Resubdivision as shown on Exhibit A to said grant recorded October 30, 1981 as Document 26043458.
3. Those items shown on the Final Plat of Granite City Subdivision, being a part of the Northwest Quarter of Section 13, Township 41 North, Range 10 East of the Third Principal Meridian; including, (i) a forty-four (44) foot building line along the West lines of Lots 1 and 2 and along the South line of Lot 1 as shown on the Plat of Granite City Subdivision; (ii) a fifteen (15) foot utility easement along the North, East, South and West lines of Lot 1; along the East, South and West lines of Lot 2; and along the North, East and West lines of Lot 3; (iii) a ten (10) foot landscape setback along the West and East lines of Lots 1 and 2 and the South line of Lot 1; (iv) a twenty (20) foot sanitary sewer easement over the West 20 feet of the East 23.93 feet of Lot 1; (v) a fifteen (15) foot water easement over a portion of the North line of Lot 1; (vi) a twenty (20) foot storm sewer easement over the West 20 feet of the East 51.75 to 73.80 feet of Lot 2; and (vii) a storm sewer detention easement upon, over and across Lot 3