



Doc#: 1424841107 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/05/2014 02:40 PM Pg: 1 of 4

Parcel Identification No.:  
See Attached Exhibit A

Store #Y200207

This Instrument Prepared by:  
KFC Corporation  
Yum! Brands, Inc.  
1441 Gardiner Lane  
Louisville, Kentucky 40213

Record and Return to:  
Stewart National Title Services  
P.O. Box 190  
Westerville, Ohio 43086-0190  
Attn: Gaye A. Pfeifer

## SPECIAL WARRANTY DEED

**This Indenture**, made this 28 day of August, 2014 between **KFC Corporation**, a Delaware corporation, whose post office address is c/o Yum! Brands, Inc., 1441 Gardiner Lane, Louisville, Kentucky 40213, of the County of Jefferson, State of Kentucky ("Grantor"), and **CJS Chicago Archer Ave, LLC**, a Delaware limited liability company, whose tax billing address is c/o Orion Investment and Management Ltd. Corp., 200 S. Biscayne Blvd., 6<sup>th</sup> Floor, Miami, Florida 33131, of the County of Miami-Dade, State of Florida, ("Grantee"),

**Witnesseth**, that the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the real property (the "Property") located in Cook County, Illinois, and more particularly described, as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof.**

**Prior Instrument Reference: 91103792**

**Property Address: 6040 S. ARCHER AVENUE, CHICAGO, IL**

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**THIS CONVEYANCE** is subject to the following terms and conditions and restrictions:

- A. Taxes and assessments for the year 2014 and subsequent years which are not yet due and payable;

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B. Easements, covenants, restrictions, reservations and matters of public record, if any, but this reference shall not operate to re-impose same.

C. Grantee, for itself and its successors and assigns, hereby agrees that, for a period of twenty (20) years from recordation of this Deed, no portion of the Property shall be used by Grantee, its successors and assigns, or any affiliate, licensee or lessee thereof, substantially (meaning more than 15% of its menu offerings) for the sale of (i) chicken or chicken products, including without limitation chicken wings; (ii) any Mexican food items, including, but not limited to, tacos, burritos, Mexican pizza and Mexican chicken, or (iii) any Italian food items including, but not limited to, pizza and pasta, except that the Property may be used and operated as a KFC, Taco Bell and/or Pizza Hut brand restaurant by Yum! Brands, Inc. or any one or more of its affiliates or franchisees under a valid franchise agreement with any one of Yum! Brands, Inc. affiliates. Such use restrictions may only be waived in writing by Yum! Brands, Inc., or its successor in interest and then-owner of the majority of the brands KFC, Taco Bell and Pizza Hut.

D. In the event that the Property shall cease being used for a period of two (2) years or longer either as a KFC, Taco Bell and/or Pizza Hut branded restaurant, and provided that Grantee, or its successor or assigns, has sent written notice to Yum! Brands, Inc., Attn: Legal Department- Real Estate, 1441 Gardiner Lane, Louisville, Kentucky 40213 and has offered the Property as available as for sale or lease at then-fair market value to Yum! Brands, Inc. (or to any of its affiliates or franchisees, and provided that Yum! Brands, Inc., or any of its affiliates or franchisees) and Yum! Brands, Inc. has waived this restriction in writing or has otherwise elected (itself or any of the above-referenced parties) not to purchase or lease the Property within one (1) year after said notice, this restriction may be declared void by Grantee or its successors or assigns.

E. In the event of any waiver of the foregoing restriction by Yum! Brands, Inc., or its successor or assigns, or its earlier termination, and prior to any conversion to any other use, Grantee, or its successors and assigns, at its sole cost and expense, shall cause the Property to be de-identified as a Yum! Brand restaurant in accordance with Yum! Brands then current de-identification standards.

**TO HAVE** and to hold the same in fee simple forever.

**GRANTOR** hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no other.

THIS SPACE INTENTIONALLY LEFT BLANK-SIGNATURE ON NEXT PAGE

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In Witness Whereof, Grantor has hereunto set Grantor's hand the day and year first above written.

Signed, sealed and delivered  
in our presence:

KFC Corporation, a Delaware corporation

Diana Beakes  
Witness Name: Diana Beakes

By: Melanie A. Bootes  
Name: Melanie A. Bootes  
Title: Assistant Secretary

Stacey Griffin  
Witness Name: Stacey Griffin

STATE OF KENTUCKY  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Melanie A. Bootes, whose name as Assistant Secretary of KFC Corporation, a Delaware corporation, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, Melanie A. Bootes as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 21 day of August, 2014.

Erin M. Staley Jones  
NOTARY PUBLIC  
Print Name: Erin M. Staley Jones  
My commission expires: March 1, 2017



City of Chicago  
Dept. of Finance  
673819



Real Estate  
Transfer  
Stamp  
\$8,589.00

Batch 8,732,306

9/5/2014 9:03  
dr00198

STATE TAX

STATE OF ILLINOIS

SEP.-5.14

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

# 0080020895

REAL ESTATE TRANSFER TAX
0081800
FP 103037

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

SEP.-4.14

REVENUE STAMP

# 0080020777

REAL ESTATE TRANSFER TAX
0040900
FP 103042

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Exhibit A

Store #Y200207

6040 S. ARCHER AVENUE, CHICAGO, IL

Cook County

LOTS 17, 18, 19, 20, 21, 22 AND 23 IN BLOCK 21 IN CRANE ARCHER AVENUE HOME ADDITION IN CHICAGO, IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF ARCHER AVENUE, IN COOK COUNTY, ILLINOIS.

PIN: 19-08-419-057-0000

Property of Cook County Clerk's Office