

UNOFFICIAL COPY

SITE No: 2523

WARRANTY DEED Statutory (Illinois) (General)

The Grantor, **Wendy's Old Fashioned Hamburgers of New York, LLC**, an Ohio LLC (and successor in interest by merger to the former Wendy's Old Fashioned Hamburgers of New York, Inc., an Ohio Corporation) whose address is One Dave Thomas Boulevard, Dublin, OH 43017, for and in consideration of Ten and 00/100 Dollars (\$10.00), in hand paid, CONVEYS AND WARRANTS to: **Wendy's Properties, LLC a Delaware limited liability company** whose address is One Dave Thomas Boulevard Dublin, OH 43017 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 1530318035 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/30/2015 01:11 PM Pg: 1 of 4

[see **Exhibit A** attached hereto and a part hereof for legal description]

Subject to: All taxes, assessments, easements, rights-of way, restrictions, conditions, covenants, encumbrances and easements of record.

Permanent Index Number(s) (PIN): 31-02-110-003-000
Address(es) or Real Estate: 3951 W. 183rd Street, Hazel Crest, IL

DATED this 1st Day of June, 2015

[signature page attached]

Exempt from tax under 35 ILCS 200/31-45(e).

Linda V. Goldberg
Attorney for Grantee

Date: June 1, 2015

Prepared by:
Linda Vernon Goldberg
Boodell & Domanskis, LLC
353 N. Clark Street, Suite 1800
Chicago, IL 60654

NY-737522

Return and Send Tax Bills to:
Betsy Waterman
Director -Real Estate Counsel
The Wendy's Company
One Dave Thomas Boulevard
Dublin, OH 43017

UNOFFICIAL COPY

EXHIBIT A

Legal Description

Site No: 2523

Address: 3951 W. 183rd Street, Hazel Crest, IL

PIN: 31-02-110-003-0000

LOT 3, HAZEL CREST PLAZA, A SUBDIVISION OF THE SOUTH 418.00 FEET OF THE NORTH 468.00 FEET OF THE EAST 418.00 OF THE WEST 468.00 FEET OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN
TITLE INSURANCE CO. AS AN ACCOMMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS EFFECT UPON TITLE.

Return and Send Tax Bills to:

Betsy Waterman
Director -Real Estate Counsel
The Wendy's Company
One Dave Thomas Boulevard
Dublin, OH 43017

UNOFFICIAL COPY

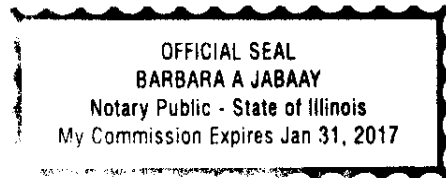
STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his/her agent affirms that, to the best of his/her knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Linda V. Goldberg
Linda V. Goldberg, Agent

Dated October 1, 2015

Subscribed and sworn to before me by the said Linda V. Goldberg this 1st day of October 2015.



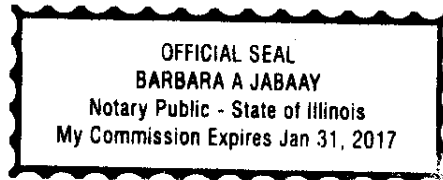
Notary Public: Barbara A. Jabaay

The GRANTEE or his/her agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Linda V. Goldberg
Linda V. Goldberg, Agent

Dated October 1, 2015

Subscribed and sworn to before me by the said Linda V. Goldberg this 1st day of October, 2015.



Notary Public: Barbara A. Jabaay

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABI to be recorded in Cook County, if exempt under the provisions of Section 4 of Illinois Real Estate Transfer Tax Act.]