SITE No: 2523

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois) (General)

The Grantor, Wendy's Old Fashioned Hamburgers of New York, LLC, 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

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

whose address is One Dave

Thomas Boulevard Dublin OH 43017 the

following described Real Est. e situated in the County of Cook in the State of Illinois, to wit:

[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): 31-02-110-003-0 00)

Address(es) or Real Estate: 3951 W. 183rd Street, Hazel Crest, IL

DATED this 1st Day of June, 2015 ilent's Office

[signature page attached]

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

Ine 1 ,2015 Date:

Prepared by:

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

M-737522

Return and Send Tax Bills to:

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

1530318035 Page: 2 of 4

UNOFFICIAL COPY

[Signature Page]

Wendy's Old Fashioned Hamburgers of New York, LLC

By: War

Vice President and Treasurer

State of Ohio

SS.

County of Franklin

The undersigned, a Notary Public in and for the above state and county, hereby certifies that on the 28 day of Mo. 1, 2015, before me personally appeared Gavin P. Waugh, Vice President and Treasurer of the corpany aforesaid who is known to me as the person and officer described in and who executed the foregoing instrument on behalf of the said company, and who acknowledge that he held the position or title set forth in the instrument, that he signed the instrument on behalf of the company aforesaid by proper authority, and that the instrument was the act of the aforesaid company for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my band and affixed my official seal on the day and year last aforesaid.

Commission expires 11-25-7018

Notary Public

Melinda S. Raymond Notary Public, State of Ohio My Commission Expires 11-25-2018

1530318035 Page: 3 of 4

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 468.50 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 ACCOMMCDATION 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

{004091043}

1530318035 Page: 4 of 4

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.

Dated October 1, 2015

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

OFFICIAL SEAL
BARBARA A JABAAY
Notary Public - State of Illinois
My Commission Expires Jan 31, 2017

Linda V.Goldberg, Agen

Notary Public:

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.

Dated October 1, 2015

Linda V. Goldrerg / Agent

Subscribed and sworn to before me by the said Linda V. Goldberg this $1^{\rm st}$ day of Octaber, 2015,

Notary Public:

OFFICIAL SEAL BARBARA A JABAAY Notary Public - State of Illinois My Commission Expires Jan 31, 2017

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.]