

UNOFFICIAL COPY



SPECIAL WARRANTY DEED Statutory (Illinois)

Doc#: 1607129037 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/11/2016 03:25 PM Pg: 1 of 5

Exempt under provisions of Paragraph (e)
Section 31-45 of the Real Estate Transfer Tax
Law (35 ILCS 200/31-45)

11-4-15 _____
Date Buyer, Seller, or Representative

Above Space for Recorder's Use Only

THIS AGREEMENT is made as of this 9th day of November, 2015, between **GMRI, INC.**, a Florida corporation, formerly known as General Mills Restaurants, Inc., a Florida corporation, duly authorized to transact business in the State of Illinois ("Grantor"), and **FCPT RESTAURANT PROPERTIES, LLC**, a Delaware limited liability company, having its principal office at the following address 1000 Darden Center Drive, Orlando, Florida 32837, ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the City of Lansing, County of Cook and State of Illinois known and described as follows, to wit:

(See Exhibit "A" attached hereto and made a part hereof.)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the hereditaments and appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, 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 said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to ad valorem real property taxes and assessments for the year 2015 and thereafter, and any covenants, conditions, restrictions, or obligation of record, against any claims brought by and through the Grantor, but against none other.

Permanent Real Estate Number(s): 30-19-300-034-0000
Address of real estate: 16601 N Torrence Avenue, Lansing, Illinois

UNOFFICIAL COPY

In Witness Whereof, the Grantor has caused its name to be signed to these presents, ^{as of the} ~~ms~~ 9th day of November, 2015.

Signed, sealed and delivered in the presence of the following two (2) witnesses:

GMRI, INC., a Florida corporation


[Signature]
Signature of Witness
Meredith Zomek

By: [Signature]
Printed Name: **Joseph G. Kern**
Title: **Vice President**

Printed Name of Witness
[Signature]
Signature of Witness
Terr Irvin
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 2nd day of November, 2015, by Joseph G. Kern, as Vice President of GMRI, Inc., a Florida corporation, on behalf of the corporation. He (She) is personally known to me or has produced _____ as identification.

(NOTARY SEAL)  **Regan L. Parr**
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF913529
Expires 8/27/2019
[Signature]
Notary Public Signature

PREPARED BY:
Daniel McIntosh, Esquire
Lowndes, Drosdick, Doster
Kantor & Reed, P.A.
450 S. Orange Avenue, Suite 200
Orlando, Florida 32801

MAIL SUBSEQUENT TAX BILLS TO:
FCPT Restaurant Properties, LLC
1000 Darden Center Drive
Orlando, Florida 32837

AFTER RECORDING RETURN TO:
Kelli J. Vos
Fidelity National Title
One East Washington Street
Suite #450
Phoenix, AZ 85004

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN THE LANDINGS PHASE III, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 6, 1988 AS DOCUMENT 88243895, IN COOK COUNTY, ILLINOIS.

Tax Parcel ID: 30-19-300-034-0000

Property Address: 16601 N Torrence Avenue, Lansing, Illinois

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 3 | 10 | 20 | 16

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: 3 | 10 | 20 | 16

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 3 | 10 | 20 | 16

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: 3 | 10 | 20 | 16

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



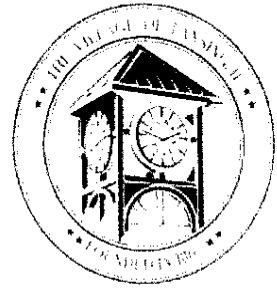
CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:



VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: GMRI, Inc c/o Daniel McIntosh

Mailing Address: 450 S Orange Avenue #200
Orlando, FL 32801

Telephone: 602-343-7581

Attorney or Agent: Randy DeGraff

Telephone No.: 815-464-1313

Property Address 16601 N Torrence Avenue
Lansing, IL 60438

Property Index Number (PIN) 30-19-300-034-0000

Water Account Number 332 5000 00 01, 332 5030 00 01 & 332 5020 00 01

Date of Issuance: March 11, 2016

State of Illinois)
County of Cook)

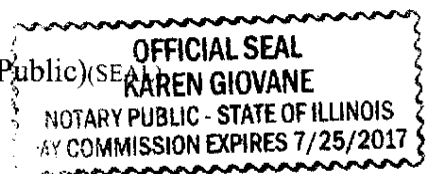
VILLAGE OF LANSING

This instrument was acknowledged before
me on March 11, 2016 by
Karen Giovane.

By: [Signature]
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.