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When recorded return to:

Fidelity National Title - NCS DIV
Attn.: KJV
One East Washington Street Suite 450
Phoenix, AZ. 85004

Escrow No. Z1621175



Doc#: 1620744024 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/25/2016 12:07 PM Pg: 1 of 5

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

FIDELITY NATIONAL TITLE

999012578

1 of 3

CCRD REVIEW

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Prepared by:

Bradley D. Kaplan, Esq.
Ulmer & Berne LLP
600 Vine Street, Suite 2800
Cincinnati, OH 45202

Upon Recording Return To:

Fidelity National Title Services
1 East Washington Street, Suite #450
Phoenix, Arizona 85004
Attn: Kelli Vos

Buyer's Tax Mailing Address:

EYM Realty of Illinois, LLC
450 E John Carpenter Freeway, Suite 100
Irving, Texas 75062

Property Appraisers ID #: 25-01-110-050-0000
PH # 317246
Property Address: 8849 S Stony Island Avenue, Chicago, IL 60617

SPECIAL WARRANTY DEED

EXECUTED this 18 day of July, 2016 and EFFECTIVE as of July 18, 2016, by **PIZZA HUT OF AMERICA, LLC, a Delaware limited liability company, successor by conversion to PIZZA HUT OF AMERICA, INC.**, a Delaware corporation, and having its principal place of business at 7100 Corporate Drive, Plano, Texas 75024 (the "Grantor"), to **EYM REALTY OF ILLINOIS, LLC, a Texas limited liability company**, whose tax mailing address is 450 E John Carpenter Freeway, Suite 100, Irving, Texas 75062 (the "Grantee"):

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in County of Cook, State of Illinois, to-wit (the "Property"):

See **EXHIBIT "A"** attached hereto and made a part of hereto.

Prior Instrument Recording Reference: 86216735

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SUBJECT TO (i) all real estate taxes and assessments, both general and special, not yet due and payable; (ii) those declarations, conditions, covenants, restrictions, easements, rights of way and other similar matters of record, if any ; (iii) zoning and building ordinances; and (iv) those matters disclosed by a true and accurate surveys of the Property.

TO HAVE AND TO HOLD the aforesaid Property, together with (i) all buildings, structures, fixtures and improvements erected or located on the Property, or affixed thereto and all tenements, hereditaments, rights, privileges, interests, easements and appurtenances belonging or in any way relating to the Property.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that Grantor has done nothing to impair such title as Grantor, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

Signature on the following page.

REAL ESTATE TRANSFER TAX 25-Jul-2016



CHICAGO:	2,107.50
CTA:	843.00
TOTAL:	2,950.50 *

25-01-110-050-0000 | 20160701631307 | 2-011-005-760

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 25-Jul-2016



COUNTY:	140.50
ILLINOIS:	281.00
TOTAL:	421.50

25-01-110-050-0000 | 20160701631307 | 0-201-964-864

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IN WITNESS WHEREOF, Grantor has signed and sealed this Special Warranty Deed as of the Effective Date.

Pizza Hut of America, LLC,
a Delaware limited liability company

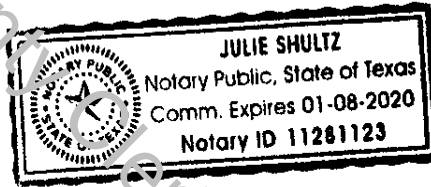
By: Lauren Leahy
Lauren Leahy
Its: Vice President

State of Texas)
) SS
County of Collin)

On July 14, 2016 before me, Julie L. Shultz (name of notary) a notary public, personally appeared, Lauren Leahy, Vice President of Pizza Hut of America, LLC, a Delaware limited liability company, successor by conversion to Pizza Hut of America, Inc., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Julie L. Shultz Seal



Property Clerk's Office

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Property Appraisers ID #: 25-01-110-050-0000

PH # 317246

Property Address: 8849 S Stony Island Avenue, Chicago, IL 60617

Exhibit A
Legal Description

LOTS 10, 11, 12, 13, 14, 15 AND 16 IN BLOCK 4 IN FLORIAN W. WEBER'S STONY ISLAND BOULEVARD SUBDIVISION, BEING A SUBDIVISION OF LOTS 7 AND 8 IN WILLIAM M. ZEARING AND OTHERS PARTITION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office