

September, 1975

WARRANTY DEED

Statutory (ILLINOIS)

UNOFFICIAL COPY

85 295 068

(Corporation to Corporation)

(The Above Space For Recorder's Use Only)

APR 4 5664 D 5

THE GRANTOR CHART HOUSE INC. (Formerly known as Self Service Restaurants, Inc.

a corporation created and existing under and by virtue of the laws of the State of Louisiana and duly authorized to transact business in the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS. and other good and valuable consideration

in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to BK-CH, Inc.

a corporation organized and existing under and by virtue of the laws of the State of Delaware having its principal office at the following address c/o The Pillsbury Company, Pillsbury Center Minneapolis, MN 55402, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

12.00

See Exhibit A attached hereto and by this reference made a part hereof.

Subject To and Together With: all easements, covenants and restrictions of record affecting the property.

Permanent Real Estate Index Number(s):

29-16-400-060-0000 JAG.

NOTARY PUBLIC STAMPS

NOV 25 AM 11:21

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Jerry W. Levin President, and attested by its Michael D. Ellwein Secretary, this 24th day of October, 1985.

CHART HOUSE INC. (NAME OF CORPORATION)

IMPRESS CORPORATE SEAL HERE

BY Jerry W. Levin PRESIDENT ATTEST Michael D. Ellwein SECRETARY

Minnesota

State of Illinois, County of Hennepin ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Jerry W. Levin personally known to me to be the President of the Grantor, CHART HOUSE INC a Louisiana

IMPRESS NOTARIAL SEAL HERE

corporation, and Michael D. Ellwein personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Jerry W. Levin President and Michael D. Ellwein Secretary, they signed and delivered the said instrument as Jerry W. Levin President and Michael D. Ellwein Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of October, 1985.

Commission expires Jan 11 1990 M R Holcombe NOTARY PUBLIC

This instrument was prepared by Herbert A. Kessel, Rudnick & Wolfe, 30 North LaSalle Street., Chicago, IL 60602 (NAME AND ADDRESS)

M. R. HOLCOMBE, NOTARY PUBLIC - MINNESOTA, HENNERIN COUNTY, MY COMM. EXP. JAN. 11, 1990, 162 Street

MAIL TO { David J. Pezza, c/o Rudnick & Wolfe, 30 N. LaSalle, Suite 2900, Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO: Burger King Corporation, Store # 1254, P.O. Box 520783 GME, Mail Station 1245, Miami, Florida 33152, Attention: Real Estate Taxes

ATTN: RIDERS FOR REVENUE STAMPS HERE, SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT, BUYER/SELLER/REPRESENTATIVE

85 295 068

INDEXING NUMBER

OR HV

RECORDER'S OFFICE BOX NO 416

UNOFFICIAL COPY

WARRANTY DEED

Corporation to Corporation

CHART HOUSE INC.

a Louisiana Corporation
TO

BK-CH, INC.

a Delaware Corporation

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

2003

EXHIBIT A

The North 200 feet of South 250 feet of Lot 7 (Except the West 5 rods and Except the East 20 feet) of Van Drunen's Subdivision of Lots 17 and 18 of School Trustee Subdivision of Section 16, Township 36, North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, as shown on the plat recorded June 23, 1897 as document No. 2555456, in Cook County, Illinois.

The above described tract being otherwise described as a result of the present survey as follows: Commencing at the Southeast corner of Lot 7 of Van Drunen's Subdivision of Lots 17 and 18 of School Trustee Subdivision of Section 16, Township 36 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois as shown on the plat recorded June 23, 1897 as document number 2555456 in Cook County, Illinois; thence N 89° 34' 08" W along the South line of Van Drunen's subdivision; 20.00 feet; thence N 00° 00' 00" E parallel with the East line of said Lot 7 of Van Drunen's Subdivision, 50.00 feet for a true place of beginning; thence N 89° 34' 08" W parallel with the South line of said Lot 7 of Van Drunen's Subdivision, 162.40 feet; thence N 00° 00' 00" E parallel with and 82.5 feet from the west line of said Lot 7 of Van Drunen's Subdivision, 200.00 feet; thence S 89° 34' 08" E parallel with the South line of said Lot 7 of Van Drunen's Subdivision, 162.40 feet; thence S 00° 00' 00" W parallel with and 20 feet from the East line of said Lot 7 of Van Drunen's Subdivision 200.00, more or less, to the place of beginning.

85 295 063

UNOFFICIAL COPY

Property of Cook County Clerk's Office

AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS }
COUNTY OF COOK } SS

Herbert A. Kessel, residing at 834 Smoke Tree,
Deerfield, Illinois, being duly
sworn on oath, states that the attached deed is not in violation of
Section I of Chapter 109 of the Illinois Revised Statutes for one or
more of the following reasons:

- ① The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sales, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

85 295 063

[CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED]

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Herbert A. Kessel
Herbert A. Kessel

SUBSCRIBED and SWORN to before me this 30th day of October,
A.D. 1985

Judith A. Merkin
Notary Public
My Commission expires: 1/3/89

THIS INSTRUMENT PREPARED BY:
Herbert A. Kessel, Esq.
Rudnick & Wolfe
30 North LaSalle Street
Suite 2900
Chicago, IL 60602

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07 SEP 08

Property of Cook County Clerk's Office