

UNOFFICIAL COPY

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QUIT CLAIM DEED

88427579

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
815.00
DEPT. OF REVENUE SEP 1988
177-76-565

MCDONALD'S CORPORATION, Grantor, a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for the consideration of TEN AND NO/100ths DOLLARS (\$10.00) in hand paid, and pursuant to authority given by the Board of Directors of said corporation, conveys and quit claims to ALVIN CHARLES KATZ, not personally but solely as Trustee of M & J Exchange Trust U/T/A dated March 25, 1988, Grantee, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lots 4 and 5, Birchcock and Wilson's Subdivision of the East Half of Block 1 in Bickardike and Steele's Subdivision of the West Half of the Northwest Quarter of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois. Commonly known as 3163 North Broadway.
14-28-101-029-0000

Subject to general and special real estate taxes for the year 1988 and subsequent years; installments not due of any special tax or special assessments for improvements heretofore completed; special taxes or special assessments for improvements not yet completed; covenants, conditions, restrictions and reservations of record; zoning and building laws and ordinances; public, private and utility easements and roads and highways, whether or not of record; and encroachments, overlap, unrecorded easements or other matters which may be disclosed by a current survey of the property.

As part of the consideration for the transfer of the above-described property from Grantor to Grantee, Grantee agrees not to use the above-described property for restaurant purposes for a period of twenty (20) years from the date of this Deed. The term "restaurant" shall mean a food service establishment of any type deriving 25% or more of its gross annual sales from the sale of hamburgers, ground beef products and french fries, including but not limited to Burger King, Wendy's, Hardees, Jack-in-the-Box, Roy Rogers and White Castle. This covenant shall be a covenant which shall run with the land and be binding upon Grantee, its administrators, successors and assigns.

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
163.00
Cook County
REAL ESTATE TRANSACTION TAX
163.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
815.00
DEPT. OF REVENUE SEP 1988

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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 Vice President, and attested by its Assistant Secretary, this 15th day of August, 1988.

Impress
Corporate Seal
Here

MCDONALD'S CORPORATION

By: [Signature]
Sr. Executive Vice President

ATTEST:

By: [Signature]
Assistant Secretary

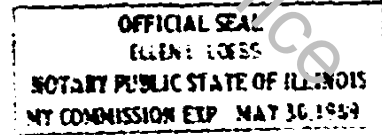
State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that Gerald Newman personally known to me to be the Sr. Executive Vice President of McDonald's Corporation, a Delaware corporation, and Seymour Greenman, personally known to me to be the Assistant 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 Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant 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.

Impress
Notarial Seal
Here

Given under my hand and official seal, the 15th day of August, 1988

Commission expires May 30 1993 [Signature]
Notary Public

Mail to: Prepared By:
Barack, Ferrazzano, Kirschbaum & Perlman
333 W. Wacker Drive, Suite 1120
Chicago, IL 60606
Attention: Thomas H. Page



Address of property: **BOX 333 - CC**
3168 N. Broadway
Chicago, Illinois

Send subsequent tax bills to:
Aetna Development Corp.
333 W. Wacker Drive
Chicago, IL 60606

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