

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PERKINS RESTAURANTS OPERATING COMPANY, L.P., a Delaware limited partnership ("Grantor"), GRANTS, BARGAINS and SELLS to JEDI'S GARDEN, INC., an Illinois corporation ("Grantee") all its interest in that certain real estate located in the Village of Oak Lawn, County of Cook, State of Illinois and more particularly described in EXHIBIT "A" attached hereto and made a part hereof (the "Property"). SUBJECT TO those matters set forth in EXHIBIT "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto Grantee and unto its successors and assigns forever, Grantor hereby covenanting that except as shown in EXHIBIT B, the Property is free and clear from any encumbrance done or suffered by it or those claiming by, through or under it and that it will warrant and defend the title to the Property unto Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

88014520

IN WITNESS WHEREOF, GRANTOR has caused its name to be signed to these presents by its Vice President this 6th day of January, 1988.

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN 11 '88
P.O. 11450
325.00

PERKINS RESTAURANTS OPERATING COMPANY, L.P.

BY: Perkins Management Company, Inc.

BY: [Signature]
ITS: [Signature]

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN 11 '88 DEPT. OF REVENUE
P.O. 10781
325.00

Village of Oak Lawn	Real Estate Transfer Tax	\$300	Village of Oak Lawn	Real Estate Transfer Tax	\$300	Village of Oak Lawn	Real Estate Transfer Tax	\$300
Village of Oak Lawn	Real Estate Transfer Tax	\$300	Village of Oak Lawn	Real Estate Transfer Tax	\$300	Village of Oak Lawn	Real Estate Transfer Tax	\$300
Village of Oak Lawn	Real Estate Transfer Tax	\$300	Village of Oak Lawn	Real Estate Transfer Tax	\$300	Village of Oak Lawn	Real Estate Transfer Tax	\$200
Village of Oak Lawn	Real Estate Transfer Tax	\$300	Village of Oak Lawn	Real Estate Transfer Tax	\$300	Village of Oak Lawn	Real Estate Transfer Tax	\$50

6

BENJIS
(P.C.)

UNOFFICIAL COPY

STATE OF TENNESSEE)
COUNTY OF SHELBY) ss.

I, Susan T. Mattingly, a Notary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that Robert N. Klein personally known to me to be the Vice President of PERKINS MANAGEMENT COMPANY, INC., a Delaware corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes set forth.

GIVEN under my hand and official seal this 15th day of January, 1988.

Susan T. Mattingly
Notary Public

MY COMMISSION EXPIRES JUNE 26, 1990
My Commission expires: _____

This instrument prepared by:

Robert N. Klein, Esq.
Perkins Family Restaurants
6401 Poplar Avenue
Memphis, TN 38119

Send subsequent tax bills to:

Jedi's Garden, Inc.
9266 S. Cicero
Oak Lawn, IL 60453

Mail to: ~~Jedi's Garden, Inc.~~
~~9266 S. Cicero~~
~~Oak Lawn, IL 60453~~

George G. Marinakis
77 W. Washington Street
Chicago, IL 60602

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EXHIBIT A

LEGAL DESCRIPTION

(Except the West 1031.44 feet and except part taken for highways) that part of Lot 6 lying North of the center line of West 93rd Street in the Administrator's Division of the East 1/2 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 4, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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Property Index No.: 24-04-410-012

HAO M

Common Street Address: 9266 South Cicero, Oak Lawn, Illinois

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EXHIBIT B

1. All matters of record or discernible from a visual inspection of the Property.
2. Utility easements, if any.
3. Zoning and building laws and subdivision ordinances and regulations in effect thereon.
4. The lien of taxes for 1987, not yet due or payable.
5. Acts of Grantee.
6. Village of Oak Lawn Ordinance No. 469,1961.
7. The encroachment, as disclosed by survey, onto the north lot line of the Property by improvements situated on the adjoining premises.

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$14.00
T#2222 TRAN 8861 01/11/88 15:24:00
#8510 # B * -88-0 14520
COOK COUNTY RECORDER

8801-14520

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1400