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be sold or leased for use or occupancy for a business activity
fifteen hundred feet (1500') of the Land and Improvements shall
* * * * * Presently owned or hereafter acquired by the Grantor within
* * * * * Grantor hereby covenants and agrees that no property
* * * * * the said Grantee, its successors and assigns, forever.

TO HAVE AND TO HOLD the above-described Improvements unto
forth in fee simple.
that Grantor has the right to convey the interest as herein set
Grantor does hereby covenant and warrant to the Grantee
and made a part hereof.

and encumbrances as set forth in Exhibit "B" attached hereto
referred to as the "Improvements", subject to the exceptions
* * * * * and other improvements being hereinafter
* * * * * referred to as the "Land", specifically
including, without limiting the generality of the foregoing the
and signs, now or hereafter located on said Land (such build-
ings, structures and other improvements being hereinafter

the tract of land more particularly described in Exhibit "A"
herein, now or hereafter located on and permanently annexed to
* * * * * tures and other improvements, including the building fixtures
* * * * * unto the Grantee in fee simple, all of the buildings, struc-
* * * * * it in hand paid, hereby grants, bargains, conveys and sells
* * * * * DOLLAR (\$1.00), and other good and valuable consideration, to
* * * * * That said Grantor, in consideration of the sum of ONE

W I T N E S S E T H :

THIS INDENTURE made from MID AMERICA RESTAURANT ASSOCI-
ATES, an Illinois limited partnership, with an office address
c/o The Dacourt Group, 1137 South Church Street, Burlington,
North Carolina 27215 (hereinafter referred to as the "Gran-
tor"), to BURGER KING CORPORATION, a Florida corporation with
an office address c/o P. O. Box 520783, General Mail Facility
Miami, Florida 33152 (hereinafter referred to as the "Grant-
ee");

LIMITED WARRANTY DEED

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1 2 31

COOK COUNTY, ILLINOIS

71-95-628 D3

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE DEC-1789
880.00
045087

Cook County
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE DEC-1789
176.00
045087

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
352.00
PE 10646

14 90

Chicago, Illinois
(S. Stoney Island Ave.)

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MAUI-25A.TWC

This instrument was prepared by Horack, Talley, Pharr & Lowndes, P.A., 2600 One First Union Center, 301 South College Street, Charlotte, North Carolina 28202-6038.

10-10-94

My commission expires:

Notary Public

Michael P. Deakin

WITNESS my hand and notarial seal, this 20th day of November, 1989.

I, Michael P. Deakin, a Notary Public in and for the County and State aforesaid, do hereby certify that David E. Pardue, Jr., personally appeared before me this day and, being by me duly sworn, says that he is a general partner of MID AMERICA RESTAURANT ASSOCIATES, an Illinois limited partnership, and as such general partner acknowledged the due execution of the foregoing instrument in behalf of said partnership for the purposes therein expressed.

STATE OF North Carolina
COUNTY OF Wake

David E. Pardue, Jr.
General Partner

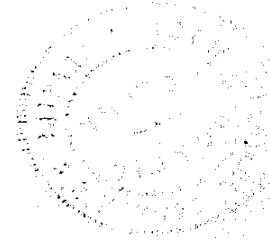
BY: [Signature] (SEAL)

MID AMERICA RESTAURANT ASSOCIATES, an Illinois limited partnership

similar to that being conducted by Grantee. This covenant and agreement on the part of the Grantor shall remain in effect for a period of twenty (20) years from the date hereof. IN WITNESS WHEREOF, said MID AMERICA RESTAURANT ASSOCIATES, by its general partner, hereunto duly authorized, has caused these presents to be signed, sealed, acknowledged and delivered as of the 20th day of November, 1989.

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Chicago, Illinois
(South Stoney Is. Ave.)

EXHIBIT A

Legal Description

Lots 1, 2, 3 and 4 in Block 1 in Thomas B. Marston's Subdivision of the South Half of the South Half of the North East Quarter of the South East Quarter of Section 23, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

20-23-705-019-0000
6832 S Stoney Island
Chgo, IL.

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2025/01/01

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EXHIBIT B

All easements, ordinances, restrictions, agreements, servitudes and encumbrances of record which affect the above-described property.

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