

147/13 NO 803
Feb. Jan. 1988
UNOFFICIAL COPY
SPECIAL WARRANTY DEED
(Corporation to ~~Individual~~ Corporation)
(Illinois)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS INDENTURE, made this 25th day of July,
19 89, between Steak and Ale of Illinois, Inc.,
12404 Park Central Drive, Dallas, Texas 75251
a corporation created and existing under and by virtue of the laws of
the State of Nevada and duly authorized to transact
business in the State of Illinois, party of the first part,
and S & A Properties Corp., a Delaware corpora-
tion with an address of 12404 Park Central Drive,
Dallas, Texas 75251

89340910

(NAME AND ADDRESS OF GRANTEE)

party of the second part, WITNESSETH, that the party of the first
part, for and in consideration of the sum of Ten and No/100ths
(\$10.00) Dollars and other good and valuable considera-
tions in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority
of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN
AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following
described real estate, situated in the County of COOK and State of Illinois known and described as
follows, to wit:

Above Space For Recorder's Use Only

The parcel of land described on Exhibit "A" attached hereto and made a part
hereof (the "Land" together with all buildings, structures and other improvements
constructed upon the land (collectively, the "Improvements"), all easements, rights
and appurtenances relating to the Land and the Improvements, and all equipment,
machinery, fixtures, and other items of real property, including all components
thereof, now located in, on and used in connection with the
Improvements or necessary to the operation or maintenance thereof, which are now
owned by Grantor, including, without limitation, all furnaces,
boilers, heaters, electrical equipment, heating, plumbing, ventilating, refrigerating,
water disposal, air-cooling and air-conditioning apparatus, sprinkler systems and
fire and theft protection equipment and which constitute real estate under the laws
of the state where the Land is located, together with all replacements, modifications,
alterations and additions thereto.

89340910

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining,
and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right,
title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above
described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above
described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, promise and agree, to and with the party of
the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said
premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said
premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND
DEFEND, subject to: all agreements, covenants, liens, reservations, exceptions,
restrictions and other encumbrances of record.

Permanent Real Estate Index Number(s): 07-13-408-107 ; 07-13-428-012
Address(es) of real estate: 1770 E. HIGGINS RD., SCHAUMBURG, IL

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused
its name to be signed to these presents by its President, and attested by its Secretary, the day
and year first above written.

5595
VILLAGE OF SCHAUMBURG
DEED, GIFT, MORTGAGE, AND ASSIGNMENT
DATE
REAL ESTATE
TRANSFER TAX
AMT PAID 1,937.00 7/27/89

Steak and Ale of Illinois, Inc., a Nevada
corporation (Name of Corporation)

By [Signature] President

Attest: [Signature] Secretary

This instrument was prepared by Linda L. Walters, Esq., Dechert, Price & Rhoads
(NAME AND ADDRESS)
3400 Centre Square West, 1500 Market Street
Philadelphia, Pennsylvania 19102

SEND SUBSEQUENT TAX BILLS TO
S & A Properties Corp.
(Name)
12404 Park Central Drive
(Address)
Dallas, Texas 75251
(City, State and Zip)

MAIL TO
Linda L. Walters, Esq.
Dechert, Price & Rhoads
3400 Centre Square West
1500 Market Street
Philadelphia, Pennsylvania 19102
(City, State and Zip)

OR RECORDER'S OFFICE H. 4 NO

137/1100

28319
3
This instrument is recorded

89340910

UNOFFICIAL COPY

STATE OF New York)
COUNTY OF New York) ss.

I, Howard S. Schrader, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marcie M. McKeon personally known to me to be the Vice President of Steak and Ale of Illinois, Inc., a Nevada corporation, and Carilyn A. Skelley, 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 Vice President and Secretary, they signed and delivered the said instrument 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 25th day of July, 1989.

Howard S. Schrader
Notary Public

Commission expires 5/27/90

HOWARD S. SCHRADER
Notary Public, State of New York
No. 24-4862718
Qualified in Kings County
Commission Expires May 27, 1990

PROPERTY OF COOK COUNTY CLERK'S OFFICE

BOX 334691

SPECIAL WARRANTY DEED

Corporation to Individual

Steak and Ale of Illinois, Inc.

a Nevada corporation

TO

S & A Properties Corp., a

Delaware corporation

ADDRESS OF PROPERTY:

1780 E Higgins

Schaumburg, IL

MAIL TO:

Linda L. Walters, Esq.
Dechert Price & Rhoads
3406 Centre Square West
1500 Market Street
Philadelphia, PA 19102

GEORGE E. COLE*
LEGAL FORMS

Unit 1417/B

Exhibit "A"

LEGAL DESCRIPTION OF REAL ESTATE
LOCATED IN COOK COUNTY, ILLINOIS

Parcel 1: Lot 1 and Lot 2 in Forehand Resubdivision, being a resubdivision of Lot 2 in Judith Johnson Fifth Resubdivision of part of the West Half of the Southeast Quarter of Section 13, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded January 16, 1979 as document #22804015, all in Cook County, Illinois, save and except, however, that portion of Lot 2 thereof now known as: Lot 1 in Wendy's Schaumburg Resubdivision, being a resubdivision of a part of the West Half of the Southeast Quarter of Section 13, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded December 1, 1983 as document #26881661.

Also described by metes and bounds as follows: beginning at the Southeast corner of Lot 1 in said Forehand Resubdivision; Thence North $00^{\circ} 33' 32''$ East along the East line thereof 440.0 feet to the Northeast corner thereof; Thence North $82^{\circ} 28' 32''$ West along the North line of Lots 1 and 2 aforesaid 295.20 feet to the Northwest corner of Lot 2 aforesaid; Thence South $00^{\circ} 33' 28''$ West along the West line thereof 130.73 feet to the Northwest corner of Lot 1 in Wendy's Schaumburg Resubdivision aforesaid; Thence South $89^{\circ} 26' 32''$ East along the North line of Lot 1 aforesaid 102.00 feet to the Northeast corner of Lot 1 aforesaid; Thence South $00^{\circ} 33' 28''$ West along the East line of Lot 1 aforesaid 273.19 feet to the Southeast corner of Lot 1 aforesaid; Thence Easterly along the South line of Lots 1 and 2 in Forehand Resubdivision aforesaid being an arc of a circle convex Northerly and having a radius of 15,720.15 feet for a distance of 196.41 feet to the point of beginning, in Cook County, Illinois.

Parcel 2: Grant of Easement created in the reciprocal easement agreement made October 11, 1983 by and between Steak and Ale of Illinois, Inc., a Nevada Corporation, and Wendy's International, Inc., an Ohio Corporation, for a non-exclusive easement for parking and vehicular and pedestrian ingress, egress and access upon, over, across and through the parking areas, driveways, exits and entrances located on the following described parcel of land: Lot 1 in Wendy's Schaumburg Resubdivision being a resubdivision of a part of the West Half of the Southeast Quarter of Section 13, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded December 1, 1983 as document #26881661.

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