

UNOFFICIAL COPY

9 0 1 290124738

BOX 333 - TH

72-33-779014-

This instrument prepared by, and when recorded, return to:

Tax bills for the real property described herein to be sent to:

Terrence J. Wallock, Esq.
Denny's, Inc.
3345 Michaelson Drive
Suite 200
Irvine, CA 92715

Denny's Realty, Inc.
3345 Michaelson Drive
Suite 200
Irvine, CA 92715
Attn: Tax Dept.

\$17.00

THIS DEED dated as of this 15th day of February, 1990 by and between DENNY'S, INC., a California corporation having an office at 3345 Michaelson Drive, Suite 200, Irvine, CA 92715 (the "Grantor")

and

DENNY'S REALTY, INC., a ^{Delaware} ~~California~~ corporation having an office at 3345 Michaelson Drive, Suite 200, Irvine, CA 92715 (the "Grantee").

WITNESSETH, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee (except as may be otherwise provided in EXHIBIT "A" hereto), the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto Grantee, its successors and assigns all of its right, title and interest in to and under that certain plot, piece or parcel of real property (together with the buildings and improvements thereon erected) described on SCHEDULE "A" hereto (the "Premises") situated in the County of Cook, in the State of Illinois;

TOGETHER WITH all right, title and interest (if any) of Grantor in and to any streets and roads abutting the Premises to the center line thereof, as well as any gaps, strips or gores on, around or within the Premises;

TOGETHER with all right, title and interest (if any) of Grantor in to and under the Premises to any hereditaments and appurtenances, and all of the estate and rights of Grantor;

TO HAVE AND TO HOLD the Premises herein conveyed unto the Grantee, its successors and assigns forever;

AND notwithstanding anything to the contrary, including but not limited to any warranties of title, express or implied, the Grantor covenants that said Grantor's estate is fee simple and that Grantor has not done or suffered anything whereby the said Premises have been encumbered in any way whatever, except as stated herein.

I hereby certify that the within deed represents a transaction exempt under provisions of Paragraph B, Section 4, of the Real Estate Transfer Tax Act.
Phillip C. Appleballe For Terrence J. Wallock, Esq. 3/7/90

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1990 MAR 21 PM 2:15

90124738

90124738

UNOFFICIAL COPY

00.712

Property of Cook County Clerk's Office

200.712 OF THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
455 FIFTH AVENUE
NEW YORK, N. Y. 10018

88775108

215 182

UNOFFICIAL COPY

9 0 1 2 4 7 3 8

THIS IS A CONVEYANCE FROM A PARENT CORPORATION TO ITS WHOLLY OWNED SUBSIDIARY CORPORATION. THERE IS NO MONETARY CONSIDERATION OF ANY KIND WHATSOEVER FOR THIS CONVEYANCE OTHER THAN THE NOMINAL CONSIDERATION RECITED HEREINABOVE.

IN WITNESS WHEREOF, the Grantor, by its duly elected officers and pursuant to proper authority of its board of directors has duly executed, sealed, acknowledged and delivered this conveyance as of the day and year first above written.

WITNESSES:

GRANTOR:

Crystal L. Ogden
[Print/Type Name]
Crystal L. Ogden

DENNY'S, INC. [SEAL]

BY: Terrence W. Wallock
[Vice] President [Print/Type Name]
Terrence W. Wallock

Maureen G. Clark
[Print/Type Name]
Maureen G. Clark

Attest: Paul J. Geiger
[Asst] Secretary [Print/Type Name]
[Asst] Treasurer (Massachusetts only)
Paul J. Geiger

✓ P.I.N. 08-16-400-030

2340 ALBONQUIN ROAD

✓ ARLINGTON HEIGHTS, IL

90124738

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 0 1 2 4 7 3 8

CORPORATE ACKNOWLEDGMENT

STATE OF California,)
COUNTY OF Orange) ss.:

On this 15th day of February, 1990, before me, the undersigned officer, personally appeared Terrence J. Wallock and Paul J. Geiger, personally known and acknowledged themselves to me to be the (Vice) President and (Assistant) Secretary respectively of DENNY'S, INC., and that as such officers, being duly authorized to do so pursuant to its bylaws or a resolution of its board of directors, executed and acknowledged the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by themselves as such officers as their free and voluntary act and deed and the free and voluntary act and deed of said Corporation.

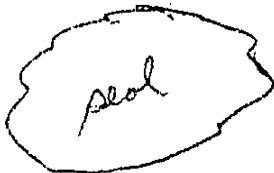
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Cynthia L. Baird
Notary Public

NOTARIAL SEAL

My Commission Expires:

7-12-93



90124738

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 0 1 2 4 7 3 8
EXHIBIT A

Notwithstanding anything to the contrary in the foregoing deed,
the actual monetary consideration (or value, in those states which so re-
quire) for this deed is \$ _____.

Property of Cook County Clerk's Office

90124738

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 0 1 2 4 7 3 8

SCHEDULE "A"

PARCEL 1:

LOT 1 IN CARL M TEUTSCH SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR ACCESS AND PARKING AS CREATED BY AN AGREEMENT BETWEEN CARL M. TEUTSCH, JR., AND SAMBO'S OF ILLINOIS, INC., DATED SEPTEMBER 29, 1977 AND RECORDED OCTOBER 6, 1977 AS DOCUMENT 24138665, AS AMENDED BY AN AMENDMENT RECORDED JUNE 1, 1978 AS DOCUMENT 24472113, OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:

(A)

THAT PART OF LOT 2 IN CARL M. TEUTSCH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF LOT 1 IN SAID CARL M. TEUTSCH SUBDIVISION; THENCE SOUTH 8 DEGREES, 50 MINUTES, 04 SECONDS WEST ALONG THE EASTERLY LINE EXTENDED OF SAID LOT 1, BEING ALONG A LINE OF SAID LOT 2, A DISTANCE OF 20.0 FEET; THENCE SOUTH 81 DEGREES, 09 MINUTES, 56 SECONDS EAST ALONG A LINE OF SAID LOT 2, A DISTANCE OF 161.95 FEET TO THE MOST EASTERLY LINE OF SAID LOT 2; THENCE SOUTH 8 DEGREES, 50 MINUTES, 04 SECONDS WEST ALONG SAID MOST EASTERLY LINE, A DISTANCE OF 45.0 FEET; THENCE NORTH 81 DEGREES, 09 MINUTES, 56 SECONDS WEST, A DISTANCE OF 34.0 FEET; THENCE NORTH 57 DEGREES, 38 MINUTES, 53 SECONDS WEST, A DISTANCE OF 50.12 FEET; THENCE NORTH 81 DEGREES, 09 MINUTES, 56 SECONDS WEST, A DISTANCE OF 112.0 FEET; THENCE NORTH 8 DEGREES, 50 MINUTES, 04 SECONDS EAST, A DISTANCE OF 45.0 FEET TO THE SOUTHERLY LINE OF LOT 1 AS AFORESAID; THENCE SOUTH 81 DEGREES, 09 MINUTES, 56 SECONDS EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 50.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

(B)

THAT PART OF LOT 2 IN CARL M. TEUTSCH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 2; THENCE SOUTH 62 DEGREES, 50 MINUTES, 59 SECONDS EAST ALONG THE MOST NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 15.58 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH 11 DEGREES 30 MINUTES WEST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 67.02 FEET; THENCE SOUTH 78 DEGREES 30 MINUTES EAST, A DISTANCE OF 35.0 FEET TO THE WESTERLY LINE OF LOT 1 OF SAID CARL M. TEUTSCH SUBDIVISION; THENCE NORTH 11 DEGREES 30 MINUTES EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 57.0 FEET TO THE NORTH WEST CORNER OF SAID

90124738

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REC'D 10/10/07

UNOFFICIAL COPY

-SCHEDULE A CONTINUED-

LOT 1; THENCE NORTH 58 DEGREES; 36 MINUTES, 32 SECONDS WEST ALONG THE MOST NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 2.64 FEET TO AN ANGLE IN SAID MOST NORTHERLY LINE; THENCE NORTH 62 DEGREES, 50 MINUTES, 59 SECONDS WEST ALONG SAID MOST NORTHERLY LINE, A DISTANCE OF 33.77 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(C)

ALSO THAT PART OF LOT 2 IN CARL M. TEUTSCH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF LOT 1 IN SAID CARL M. TEUTSCH SUBDIVISION; THENCE NORTH 81 DEGREES, 09 MINUTES, 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 50.0 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH 8 DEGREES, 50 MINUTES, 04 SECONDS WEST, A DISTANCE OF 45.0 FEET; THENCE NORTH 81 DEGREES, 09 MINUTES, 56 SECONDS WEST, A DISTANCE OF 216.48 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 11 DEGREES 30 MINUTES EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 307.29 FEET TO THE NORTH WEST CORNER OF SAID LOT 2; THENCE SOUTH 62 DEGREES, 50 MINUTES, 59 SECONDS EAST ALONG THE MOST NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 15.58 FEET; THENCE SOUTH 11 DEGREES 30 MINUTES WEST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 67.02 FEET; THENCE SOUTH 78 DEGREES 30 MINUTES EAST, A DISTANCE OF 35.0 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 11 DEGREES 30 MINUTES WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 188.7 FEET TO THE SOUTH WEST CORNER OF SAID LOT 1; THENCE SOUTH 81 DEGREES, 09 MINUTES, 56 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 164.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PLACEMENT AND MAINTENANCE OF A STORM SEWER AS CREATED BY AN AGREEMENT BETWEEN CARL M. TEUTSCH, JR., AND SAMBO'S OF ILLINOIS, INC., DATED SEPTEMBER 29, 1977 AND RECORDED OCTOBER 6, 1977 AS DOCUMENT 24138665 OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOT 2 IN CARL M. TEUTSCH SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF LOT 1 IN SAID CARL M. TEUTSCH SUBDIVISION; THENCE SOUTH 81 DEGREES, 09 MINUTES, 56 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 26.95 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 81 DEGREES, 09 MINUTES, 56 SECONDS EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 10.01 FEET; THENCE SOUTH 11 DEGREES 30 MINUTES WEST, A DISTANCE OF 364.84 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 80 DEGREES, 34 MINUTES, 07 SECONDS WEST ALONG SAID

SOUTH LINE, A DISTANCE OF 10.01 FEET; THENCE NORTH 11 DEGREES 30 MINUTES EAST, A DISTANCE OF 364.73 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

MAILED TO:

TITLE ASSO. INC.
964 Third AVE. 30th Fl.
NEW YORK, NY. 10022
~~HEAL~~ JUDY ANN TARAGORA
Box 333

90124738

UNOFFICIAL COPY

Property of Cook County Clerk's Office