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Property of Cook County Clerk's Office

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COOK COUNTY, ILLINOIS
PROPERTY RECORDS

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 HEREINAFORE.

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

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;

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;

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;

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

and

THIS DEED dated as of this 30th day of March, 1990 by and between DENNY'S, INC., a California corporation having an office at 3345 Michaelson Drive, Suite 200, Irvine, CA 92715 (the "Grantor")

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

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BOX 333 - TH

I hereby declare that the attached and represented transaction except where provided in Paragraph I, Section 4, of the Real Estate Transfer Tax Act

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Paul J. Gering (at)

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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: T. Wallock
[Vice] President [Print/Type Name]
Terrence J. 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. _____

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CORPORATE ACKNOWLEDGMENT

STATE OF California,
COUNTY OF Orange) ss.:

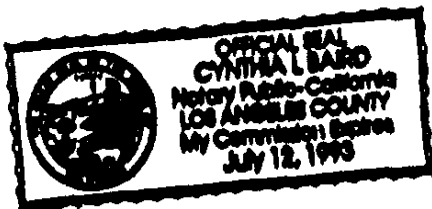
On this 30th day of March, 1990, before me, the undersigned officer, personally appeared Terrence J. Wallack and Paul J. Geiger, personally known and acknowledged themselves to me to be the (Vice) President and (Assistant) Secretary respectively of DENNY'S, INC., and that as such officers, being duly 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:

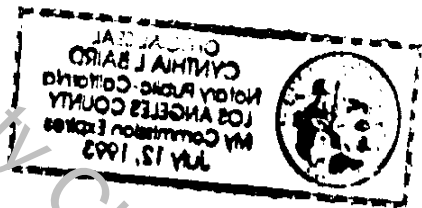


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EXHIBIT A

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

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SCHEDULE "A"

THE SOUTH 150 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:
THAT PART OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 28,
TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN,
DESCRIBED BY COMMENCING AT THE NORTH WEST CORNER OF SAID SOUTH 1/2 OF
THE SOUTH WEST 1/4 OF SAID SECTION AND THENCE RUNNING SOUTH ON THE
SECTION LINE 304.94 FEET FOR A POINT OF BEGINNING, THENCE EAST ON A
LINE WHICH FORMS AN ANGLE OF 89 DEGREES 40 MINUTES WITH THE SECTION
LINE MEASURED FROM SOUTH TO EAST, 300.00 FEET; THENCE SOUTH PARALLEL
WITH THE SECTION LINE 275.8 FEET, THENCE WEST 300.0 FEET TO A POINT IN
THE SECTION LINE WHICH IS 275.8 FEET SOUTH FROM THE POINT OF BEGINNING,
THENCE NORTH 275.8 FEET TO THE POINT OF BEGINNING, (EXCEPTING THAT PART
THEREOF FALLING ON THE EAST 17 FEET OF THE WEST 50 FEET OF THE SOUTH
150 OF THE NORTH 150 FEET OF THE NORTH 580.74 FEET OF THE SOUTH WEST
1/4 OF SECTION 28 AFORESAID, AS CONVEYED TO THE PEOPLE OF THE STATE OF
ILLINOIS FOR THE USE OF THE DEPARTMENT OF TRANSPORTATION BY DEED
RECORDED AS DOCUMENT 2562702) IN COOK COUNTY, ILLINOIS

2447 Dansthai Rock Franklin Park
12 28 302 013 0600

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AFFIDAVIT - PLAT ACT

STATE OF Calif.,
COUNTY OF Orange) ss.

Paul J. Geiger, being duly

sworn on oath, states that he resides at 5516 Paseo Gilberto,
Yorba Linda, CA 92686.

That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sales, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

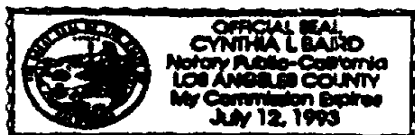
AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

SUBSCRIBED and SWORN to before me this

15th day of March

A.D. 1990.

Cynthia L. Baird
Notary Public



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RECEIVED
CLERK OF SUPERIOR COURT
COUNTY OF LOS ANGELES
JULY 12, 1993

