

THIS WARRANTY DEED is made and entered into this 4 day of March, 1994, by and between Dunkin' Donuts Incorporated, a Delaware corporation and duly authorized to transact business in the State of Illinois, as successor by merger to Dunkin' Donuts of America, Inc., a Massachusetts corporation as successor by merger to Second Dunkin' Donuts Realty Inc., a Massachusetts corporation ("Grantor"); and Usha P. Shah, a widow, and Vishal Shah, a single person, both of Skokie, Illinois, not as Tenancy in Common, but in JOINT TENANCY (collectively, "Grantee").

WITNESSETH:

That for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor has bargained and sold and does hereby REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, its successors and assigns, FOREVER all of Grantor's interest in the real estate and improvements located in Chicago, Cook County, State of Illinois (the "Premises"), as more particularly described as follows:

LOTS 65 AND 66 IN DICKINSON PARK SUBDIVISION NO. 2, BEING A SUBDIVISION OF THE SOUTH 175 FEET OF THE WEST 830 FEET THE EAST 3/4 OF LOT 12 IN SCHOOL TRUSTEES' SUBDIVISION IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1911 AS DOCUMENT 4780288, BOOK 111 OF PLATS, PAGE 18, IN COOK COUNTY, ILLINOIS.

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title and interest, claim or demand whatsoever, of Grantor, either in law or in equity, of, in and to the Premises with hereditaments and appurtenances: TO HAVE AND TO HOLD in Premises, with the appurtenances, unto Grantee, its successors and assigns forever.

Grantor, for itself and its successors does hereby covenant, promise and agree, to and with the Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the Premises are or may be, in any manner incumbered or charged, except as herein stated, and that, subject to the Permitted Exceptions, as set forth on Exhibit A, attached hereto and made a part hereof, Grantor will WARRANT AND DEFEND the Premises, against all persons lawfully claiming, or to claim the same, by, through or under, Grantor.

Permanent Real Estate Index Numbers: 13-16-427-031; 13-16-427-032

Address of Premises: 5000 Irving Park Road Chicago, Illinois

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its duly authorized officer, the day and year first above written.

DUNKIN' DONUTS INCORPORATED, a Delaware corporation as successor by merger to Dunkin' Donuts of America, Inc. a Massachusetts corporation as successor by merger to Second Dunkin' Donuts Realty Inc., a Massachusetts corporation

By: [Signature]
Name: Stephen Russo
Title: Senior Vice President

This Instrument Prepared By:
Scott E. Jordan, Esq.
Rudnick & Wolfe
203 North LaSalle Street
Chicago, Illinois 60601
(312) 368-4000

After recording,
this instrument should be returned to:
Harold Berg, Esq.
5301 West Dempster
Suite 200
Skokie, Illinois 60077

74-87-643-DI

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2011/11/18

STATE OF Mass.
COUNTY OF Norfolk

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Stephen Russo personally known to me to be the Sr. V.P. of Dunkin' Donuts Incorporated, a Delaware corporation (the "corporation"), personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that as such Sr. V.P. he/she 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 his/hor 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 4th day of March, 1994.

Commission expires: ~~5/18/94~~ 12/11/98

Dwain J. Berg
Notary Public

(Seal of Notary)

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00107 016
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR-8'94 DEPT. OF REVENUE
255.00
RD. 10886

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAR-8'94 P.S. 11424
127.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAR-8'94
999.00
RD. 11187

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAR-8'94
913.50
RD. 11187

94216008

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Subject only to :

1. General taxes for the year 1993 and subsequent years.
2. Existing unrecorded leases and all rights thereunder of the lessor and of any person or party claiming by, through or under the leases.
3. Covenants and restrictions contained in the deed recorded January 20, 1911 as Document No. 4695604.
4. All zoning ordinances applicable to the Premises.
5. Such other restrictions or covenants of record which do not materially and adversely affect the operation of a Dunkin' Donuts shop.

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