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95397782

SPECIAL WARRANTY DEED

(Illinois)

THIS INDENTURE, made this 16th day of June, 1995, between **IHOP REALTY CORP.**, a Delaware corporation, 525 N. Brand Blvd., 3rd Floor, Glendale, California 91203 ("Grantor"), and **CNL NET LEASE INVESTORS, L.P.**, a California limited partnership ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknow-

ledged, by these presents does **SELL, CONVEY and GRANT** unto Grantee, and to its successors and assigns, any and all right, title and interest of Grantor in and to the real property described on Exhibit A attached hereto and made a part hereof (the "Property"), situated in the County of Lake, State of Illinois, subject only to those covenants, conditions, restrictions, easements and other matters listed on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, all of the estate, right, title, interest, claim or demand whatsoever belonging to Grantor, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as to those covenants, conditions, restrictions, easements and other matters set forth on Exhibit B attached hereto, and that Grantor will warrant and defend the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but not otherwise, subject only, however, to the covenants, conditions, restrictions, easements and other matters set forth in Exhibit B attached hereto and made a part hereof.

All representations and warranties herein shall be limited to Grantor's title to the Property for Grantor's period of ownership.

7550993 02 LX

DEPT-01 RECORDING \$39.00
 T#0012 TRAN 4776 06/20/95 15:22:00
 #6023 JM *-95-397782
 COOK COUNTY RECORDER

Above Space For Recorder's Use Only

398

95397782

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1995 JUN 20

Property of Cook County Clerk's Office

COOK COUNTY
 REAL ESTATE TRANSFER TAX
 DEPT OF REVENUE
 JUN 20 95
 584.00

28426356

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT OF REVENUE
 JUN 20 95
 584.00

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT OF REVENUE
 JUN 20 95
 584.00

COOK
 CC NO. 015
 034414


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Permanent Real Estate Index Number(s): 27-09-401-019-0000

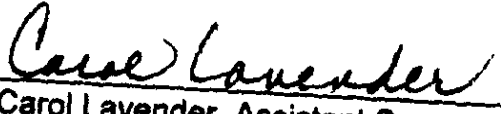
Address of real estate: 14860 LaGrange Road, Orland Park, Illinois

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its President, and attested by its Assistant Secretary the day and year first above written.

IHOP REALTY CORP.,
a Delaware corporation

By: 
Richard K. Herzer
Its: President

Attest:


Carol Lavender, Assistant Secretary

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2025/01/24

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State of California)
County of Los Angeles)

On June 16, 1995, before me, NINA S. MANZO, a Notary Public, personally appeared RICHARD K. HERZER, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Nina S. Manzo

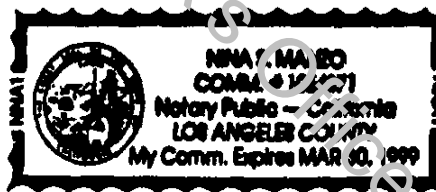


State of California)
County of Los Angeles)

On June 16, 1995, before me, NINA S. MANZO, a Notary Public, personally appeared CAROL LAVENDER, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

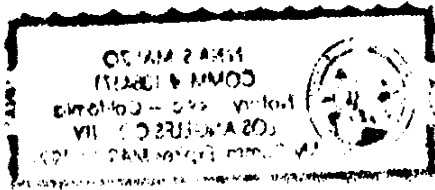
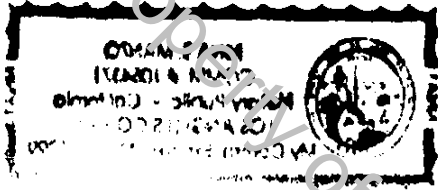
WITNESS my hand and official seal.

Signature Nina S. Manzo



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2023-03-08

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This instrument was prepared by Carol Lavender, Esquire, IHOP Realty Corp., 525 North Brand Boulevard, 3rd Floor, Glendale, California 91203-1903.

(NAME AND ADDRESS)

MAIL TO: CNL Net Lease Investors, L.P. 400 E. South Street, Suite 500 Orlando, Florida 32801	SEND SUBSEQUENT TAX BILLS TO: CNL Net Lease Investors, L.P. 400 E. South Street, Suite 500 Orlando, Florida 32801
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OR

RECORDER'S OFFICE BOX NO. _____

BOX 333-CTI

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EXHIBIT A TO DEED

LEGAL DESCRIPTION

PARCEL 1:

Lot One (1) in Owner's Subdivision of part of the South Half (1/2) of the North Half (1/2) of the East Half (1/2) of the East Half (1/2) of the Southeast Quarter (1/4) of Section 9, Township 36 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on November 25, 1983 as Document Number LR 3342806, in Cook County, Illinois.

PARCEL 2:

Non-exclusive easement and rights appurtenant to and for the benefit of Parcel 1 for, among other things, the purpose of water drainage and outfall, to lay, install, remove, construct, maintain, operate, repair and replace storm and outfall sewers, conduits and pipes, and ditches for the purpose of carrying and transmitting water, as created and existing by Storm Sewer Easement dated November 14, 1983 and registered November 25, 1983, as Document Number LR 3342808, over, under and across the following described premises:

A 20 foot wide strip of land that is legally described as being that part of the South 1/2 of the North 1/2 of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 9, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, bounded as described as follows:

Commencing at the Southeast corner of said South 1/2 of the North 1/2 of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 9, and running thence South 89°45'41" West along the South line of said South 1/2 of the North 1/2 of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 9 a distance of 282.50 feet to a point; thence North 0°15'10" West, a distance of 215.0 feet to the point of beginning; thence South 89°45'41" West, a distance of 5.0 feet to a point; thence North 0°15'10" West along a straight line to a point on the North line of said South 1/2 of the North 1/2 of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 9 that is 290.20 feet West of the East line of said Southeast 1/4 of Section 9; thence Easterly along said North line of the South 1/2 of the North 1/2 of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 9; distance of 20.0 feet to a point; thence South 0°15'10" East along a straight line to a point that is 215.0 feet North of the South line of said South 1/2 of the North 1/2 of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 9; thence South 89°45'41" West, a distance of 15.0 feet to the point of beginning, in Cook County, Illinois;

AND

A 20 foot wide strip of land that is legally described as being the North 20.0 feet (except the West 33.0 feet thereof) and (except the East 290.14 feet thereof) of the South 1/2 of the North 1/2 of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 9, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

2709401019

14866 La Grange Rd, Orland Park, Ill

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2025/11/10

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PARCEL 3:

Non-exclusive easement and rights appurtenant to and for the benefit of Parcel 1 for driveway purposes for ingress and egress to and from Parcel 1 and from LaGrange Road, as created and existing by Easement dated November 14, 1983 and registered November 25, 1983 as Document Number LR 3342809, over and across the following described premises:

That part of the South 1/2 of the North 1/2 of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 9, Township 36 North, Range 12 East of the Third Principal Meridian, bounded and described as follows:

Commencing at the Southeast corner of said South 1/2 of the North 1/2 of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 9, and running thence North 0°1'10" West along the East line of said Southeast 1/4 of Section 9, a distance of 215.0 feet to the point of beginning; thence continuing along the last described course, a distance of 58.0 feet to a point; thence South 89°45'41" West a distance of 58.00 feet to a point on the West right of way line of LaGrange Road (according to Document No. 10123561); thence 0°15'10" East along said West right-of-way line, a distance of 15.0 feet to a point; thence South 89°45'41" West, a distance of 62.0 feet to a point; thence South 0°15'10" East, a distance of 43.0 feet to a point; thence North 89°45'41" East, a distance of 120.37 feet to the point of beginning, all in Cook County, Illinois.

PIN No. 27-09-401-019-0000

Commonly known as 14860 LaGrange Road, Orland Park, Illinois

95397782

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2025/01/02

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS FOR ORLAND PARK PROPERTY

1. Second Installment of taxes for 1994 and taxes for the year 1995.
2. Public Utility Easement over the East 10 feet and the South 10 feet of the land as shown on the Plat of Owners Subdivision filed November 25, 1983 as Document LR3342006. (Affects Parcel 1)
3. Easement in favor of The Commonwealth Edison Company and The Illinois Bell Telephone Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Grant recorded/filed as Document No. T3367295, affecting the North 10.5 feet of the South 34.0 feet (except the West 33 feet thereof and except that part lying Easterly of the Westerly line of Owners Subdivision of part of the South 1/2 of the North 1/2 of the East 1/2 of the East 1/2 of the Southeast 1/4 of aforesaid Section 9). (Affects Parcel 2)
4. Storm Sewer Easement filed November 25, 1983, as Document LR 3342808, also as shown on Plat of The Village Green Subdivision recorded November 1, 1988, as Document 88504250 and filed as Document LR 3948254, made by and between Henelco, Inc., an Illinois corporation, and Walgreen Company, an Illinois corporation, granting a perpetual non-exclusive easement over, under and across the land for the purpose of water drainage and outfall. (Affects Parcel 2)
5. Easement made by and between Henelco, Inc., an Illinois corporation, and Walgreen Company, an Illinois corporation, filed November 25, 1983, as Document LR 3342809, and also shown on Plat of The Village Green Subdivision recorded November 1, 1988, as Document 88504250, and filed as Document LR 3948254, granting an easement for driveway, roadway, curb and etc. (Affects Parcel 3)
6. Easement Agreement made by and between Henelco, Incorporated, an Illinois corporation, and The Commonwealth Edison Company and The Illinois Bell Telephone Company, filed November 25, 1983, as Document LR 3342810, and also as shown on Plat of The Village Green Subdivision filed as Document LR 3948254, and recorded November 1, 1988, as Document 88504250, granting an easement for the purpose of installing and maintaining power and telephone lines, etc. (Affects Parcel 2)

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2025-01-15 10:00 AM

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7. Perpetual easement in, on, upon, over, through, across or under the North 10 feet of the land to install, construct and otherwise establish and to operate and maintain water mains, fire hydrants, valves and water service facilities incidental thereto, and storm sewer pipes and storm sewer service connections and facilities incidental thereto granted by Walter J. Henely and Marilyn R. Henely, his wife, to Village of Orland Park, a municipal corporation, filed March 25, 1970, as Document LR 2496492. (Affects Parcel 2)
8.
 - (a) Terms, provisions and conditions relating to the easements described as Parcels 2 and 3 contained in the instrument creating said easements.
 - (b) Rights of the adjoining owner or owners to the concurrent use of said easements.
9. All other matters of record.

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CHANGE OF INFORMATION FORM

SCANABLE DOCUMENT - READ THE FOLLOWING RULES

Changes must be kept in the space limitations shown
DO NOT use punctuation

3. Print in CAPITAL LETTERS with BLACK PEN ONLY
4. Allow only one space between names, numbers and addresses

SPECIAL NOTE:

If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number
 If you do not have enough room for your full name, just your last name will be adequate
 Property Index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

PIN:

27-09-001-019-

NAME

CML NET LEASING INC

MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

400 E. SOUTH STREET

CITY

ORLANDO

STATE:

FL

ZIP:

32801-

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

14860 LAGRANGE RD

CITY

ORLANDO PARK

STATE:

FL

ZIP:

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95397782

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