

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

**THIS INDENTURE**, made this

21st day of NOV A.D. 1996 between

96918049

**TACO BELL CORP.**

a corporation created and existing under and by virtue of the laws of the State of California and duly authorized to transact business in the State of Illinois, party of the first part, and

DEPT-01 RECORDING \$29.00  
T#0012 TRAN 3265 12/04/96 14:23:00  
44248 \* DT \* 96918049  
COOK COUNTY RECORDER

**McGUE FAMILY, L.L.C.,**  
an Illinois limited liability company

, party of the second part,

**WITNESSETH**, That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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 has, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, its successors and assigns, FOREVER, all the following described lot(s), piece or parcel(s), of land, situate in the County of Cook, State of Illinois known and described to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

29<sup>th</sup> 1/97

Together with all and singular the hereditament and appurtenances thereto belonging, or in anyway 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 said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, heirs and assigns forever,

and the said party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the said party of the second part, heirs 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, **WILL WARRANT AND FOREVER DEFEND.**

Permanent Index Number: 18-36-404-013-0000

**BOX 333-CTT**

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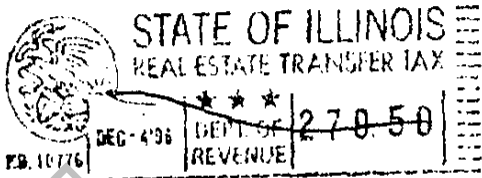
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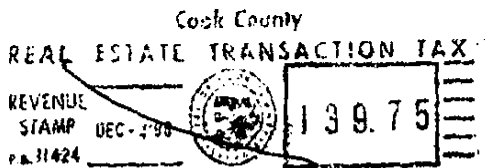
In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its Atty-in-Fact President, and attested by its Asst Secretary, this 25<sup>th</sup> day of November 1996.

TACO BELL CORP.,  
a California corporation  
BY [Signature] President  
ATTEST [Signature] Asst Secretary

08203A  
08-1996



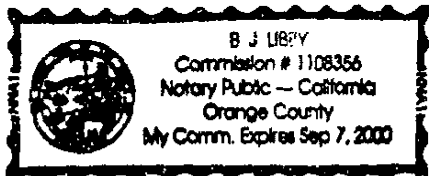
STATE OF CALIFORNIA )  
COUNTY OF ORANGE )



96918049

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that R. Bruce Shirley personally known to me to be the Atty-in-Fact of the aforesaid corporation, and Louanna Orlich personally known to me to be the Asst 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 Atty-in-Fact President and Asst Secretary, they signed and delivered the said instrument as Atty-in-Fact President and Asst Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors Taco Bell Corp., 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 seal this 25<sup>th</sup> day of November, A.D. 1996.



[Signature]  
NOTARY PUBLIC

Return to: Krass Monroe Schmidt Moxness & Gibson, P.A.  
Suite 1100, Southpoint Office Center  
1650 West 82nd Street  
Bloomington, MN 55431-1447

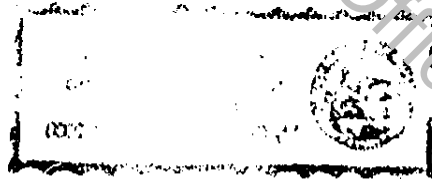
Tax bills to: McGue Family, L.L.C.  
120 East Ogden Avenue, Ste. 20  
Hinsdale, IL 60521  
Attn: Steve McGue

Prepared By: Taco Bell Corp.  
17901 Von Karman  
Irvine, CA 92714

Property Address: 7216 West 87th Street, Bridgeview, IL 60455

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THE WEST 200 FEET OF THE EAST 615 FEET OF THE FOLLOWING DESCRIBED LAND, TAKEN AS A TRACT:

LOT 190 (EXCEPT THE SOUTH 17 FEET THEREOF) IN FREDERICK H. BARTLETT'S FIRST ADDITION TO FREDERICK H. BARTLETT'S 79TH STREET ACRES, BEING A SUBDIVISION OF THE W2 OF THE S4 OF SECTION 31, AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31, AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 31 ALL IN TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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11/11/2014

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EXHIBIT  
1A

## POWER OF ATTORNEY

TACO BELL CORP.


KNOW ALL MEN BY THESE PRESENTS, that I, Laurence Gerich, the undersigned Assistant Secretary of Taco Bell Corp., a California corporation ("Taco Bell"), located at 17901 Von Karman, Irvine, County of Orange, California, do hereby constitute and appoint R. Bryce Shirley a true and lawful attorney-in-fact for Taco Bell and in its name, place and stead and on its behalf:

To execute and deliver on behalf of Taco Bell documents and instruments in connection with the transaction contemplated by that certain Agreement for Purchase and Sale of Certain Assets and Franchises dated as of November 21, 1996, by and among Taco Bell of California, Inc., a California corporation, Taco Bell Royalty Company, a California corporation, and Taco Bell, on the one hand, and Shamrock TBC, Inc., an Illinois corporation, McGue Family, L.L.C., an Illinois limited liability company, and Stephen C. McGue, on the other hand, including but not limited to deeds and other documents conveying interests in and to the real estate affected by such transaction.

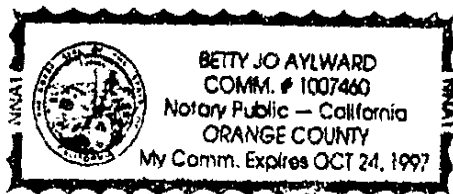
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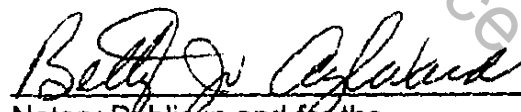
The rights and powers granted herein shall be in full force and effect on November 20, 1996 and shall expire December 31, 1996.

Dated: November 20, 1996

  
\_\_\_\_\_  
Laurence Gerich  
Assistant Secretary

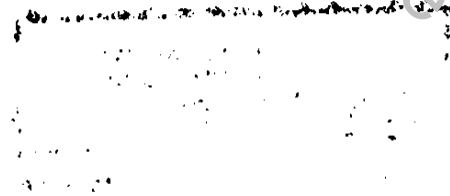
Sworn and subscribed to me this 20th day of November, 1996.



  
\_\_\_\_\_  
Notary Public in and for the  
County of Orange, California

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## AFFIDAVIT - PLAT ACT

1443

STATE OF ILLINOIS

COUNTY OF

} SS.

Bryce Shirley

, being duly sworn on oath, states that

he resides at 17901 VON KARMAN, IRVINE, CA. That the attached deed is not in violation of 765 ILCS 205/1 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 the land is into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than one 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 easement 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 purposes 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 five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or 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.

96918049

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

Affiant further states that \_\_\_\_\_ 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.

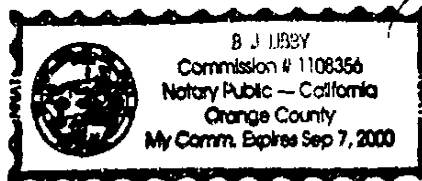
TACO BELL CORP.,  
a California corporation

Bryce Shirley  
Attorney-in-Fact

SUBSCRIBED AND SWORN to before me

this 25 day of November 1996.

B. J. Libby  
Notary Public



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