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7650-33-75
SPECIAL WARRANTY DEED

State of Illinois

07425583

MAIL TO:

Twins Development L.L.C.,
an Illinois Limited Liability Company
155 Pfingsten Road, Suite 150
Deerfield, Illinois 60015

Name and Address of Taxpayer:

Twins Development L.L.C.,
an Illinois Limited Liability Company
155 Pfingsten Road, Suite 150
Deerfield, Illinois 60015

. DEPT-01 RECORDING \$27.00
: T#0012 TRAN 5470 06/11/97 11:34:00
: \$2979 ÷ CG *-97-416583
: COOK COUNTY RECORDER

Deed, made on 27th 1997, by **Taco Bell Corp., a California Corporation**, of 17901 Von Karman Avenue, in the City of Irvine, State of California, Grantor, to **Twins Development L.L.C., an Illinois Limited Liability Company**, of 155 Pfingsten Road, Suite 150, City of Deerfield, State of Illinois, Grantee.

Grantor, in consideration of Ten Dollars paid by Grantee to Grantor, receipt of which is acknowledged, does hereby grant and convey to grantee and grantee's heirs and assigns forever the following described property situated in the County of Cook, State of Illinois:

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

together with all the estate and rights of Grantor in the above-described premises

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property here conveyed against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other

Grantor's warranty is limited to Grantor's acts only.

In witness of the above, Grantor has executed this deed at the corporate offices of the Grantor on the date first written above.

Attest:

Laurence Gerich
LAURENCE GERICH
ASSISTANT SECRETARY

TACO BELL CORP.,
a California Corporation

By: Melissa Lora
melissa lora
Vice president

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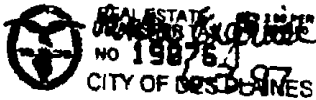
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State of California)
County of Orange)

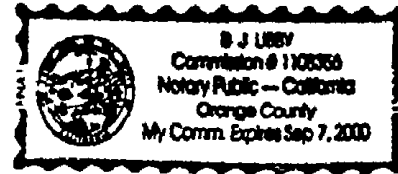
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Melina Ana personally known to me to be the Vice Pres of TACO BELL CORP., a California Corporation, and Russell Grech personally known to me to be the Asst Secy of said corporation, and personally 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 Vice Pres and Asst Secy they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors 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 notarial seal, this 20 day of June, 1997.



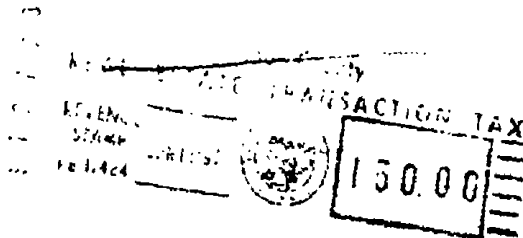
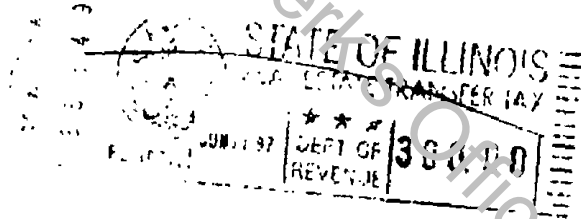
[Signature]
Notary Public

My Commission expires 9/7/2000



Prepared by:

Law Offices of Joseph M. Lucas
18-3 E. Dundee Road, Suite 206
Barrington, Illinois 60010
(847) 381-8700



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EXHIBIT A

LEGAL DESCRIPTION:

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER (EXCEPT THE SOUTH 34 ACRES THEREOF) OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTHWARD ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, SOUTH 01 DEGREES 28 MINUTES 48 SECONDS EAST, A DISTANCE OF 994.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWARD ALONG THE WEST LINE SOUTH 01 DEGREES 28 MINUTES 48 SECONDS EAST, A DISTANCE OF 140.0 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 234.73 FEET; THENCE NORTH 01 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 140.0 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 234.88 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART OF THE LAND FALLING IN ELMHURST ROAD) IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 945 ELMHURST ROAD, DES PLAINES, ILLINOIS

PERMANENT INDEX NUMBER : 08-24-100-015

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10334

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK } SS.

MELISSA LORA

, being duly sworn on oath, states that

resides at 17901 VON KARLMAN, IRVINE, CA 92614

That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions 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 between owners of adjoining and contiguous land.
5. The conveyance 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 of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance 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. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

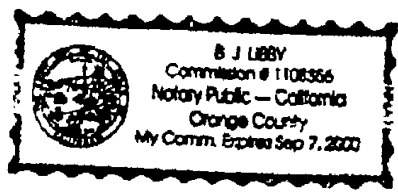
Affiant further states that SHE makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Melissa Lora

SUBSCRIBED and SWORN to before me

this 3rd day of June, 19 97.

[Signature]
Notary Public



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