

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
(Corporation to L.L.C.)
(Illinois)

97416586

7655 303 23 MS

THIS AGREEMENT, made this 2nd day of June, 1997, between 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 TWINS DEVELOPMENT L.L.C., an Illinois limited liability company, 155 Pfingsten Road, Suite 150, Deerfield, Illinois 60015, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration 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, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

legally described on Exhibit A attached hereto

DEPT-01 RECORDING \$29.00
T#0012 TRAM 5470 06/11/97 11:35:00
#2982 ÷ CG #--97-416586
COOK COUNTY RECORDER

ABOVE SPACE FOR RECORDER'S USE ONLY

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 party of the first part, either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

2900

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors 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 encumbered 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, it WILL WARRANT AND DEFEND, subject to the Exceptions to Title listed on Exhibit B attached hereto.

Permanent Real Estate Number(s): 03-28-201-020
Address(es) of Real Estate: 2410 East Rand Road, Arlington Heights, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these promises by its Therese President, and attested by its Laurence Secretary, the day and year first above written.

TACO BELL CORP., a California corporation

By: Melissa Lora President
Attest: Laurence Genon ASST. Secretary

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This instrument was prepared by Scott D. Gudmundson, Meltzer, Purill & Stella, 1515 East Woodfield Road, Suite 250, Schaumburg, Illinois 60173-5431.

Exempt under provisions of Paragraph 1, Section 4, Real Estate Transfer Tax Act.

 Date Buyer, Seller or Representative

BOX 303-CTI

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MAIL TO: (Mindy L. P. M.)
(3150 S. Washington #409)
(Orange CA 92668)

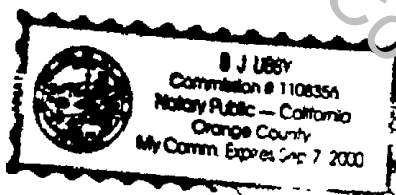
SEND SUBSEQUENT TAX BILLS TO:

OR RECORDER'S OFFICE BOX NO. _____

STATE OF CALIFORNIA)
) ss.
COUNTY OF Orange)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Melissa G. ..., personally known to me to be the Vice President of Taco Bell Corp., a California corporation, and Lawrence J. ..., 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 Vice President and Asst Secretary, they 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 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 official seal, this 20 day of June, 1997.



J. L. Luby
Notary Public
Commission expires: 9-7-2000

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EXHIBIT A

LEGAL DESCRIPTION

2410 EAST RAND ROAD, ARLINGTON HEIGHTS, ILLINOIS

THAT PART LYING EAST AND NORTH OF RAND ROAD OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 521.20 FEET THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE AFORESAID EAST 521.20 FEET WITH THE NORTHEASTERLY LINE OF AFORESAID RAND ROAD; THENCE NORTHWESTERLY IN THE NORTHEAST LINE OF AFORESAID RAND ROAD A DISTANCE OF 100.00 FEET, TO A POINT; THENCE NORTHEASTERLY IN A LINE DRAWN AT RIGHT ANGLES TO AFORESAID NORTHEASTERLY LINE OF RAND ROAD A DISTANCE OF 112.04 FEET TO A POINT IN THE WEST LINE OF AFORESAID EAST 521.20 FEET OF THE WEST ½ OF THE NORTHEAST ¼; THENCE SOUTH IN THE LAST DESCRIBED LINE A DISTANCE OF 150.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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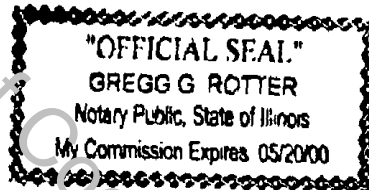
STATEMENT BY GRANTOR AND GRANTEE
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 6/2, 19 97 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Agent
this 3 day of June
19 97.

[Signature]
Notary Public



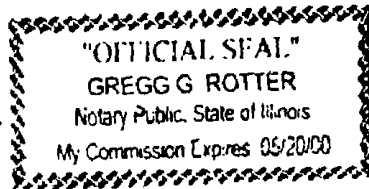
Limited Liability Company

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated June 3, 19 97 Signature: [Signature]
attorney for Grantee
Grantor or Agent

Subscribed and sworn to before me by the
said attorney for Grantee
this 3 day of June
19 97.

[Signature]
Notary Public



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NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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#2907

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} ss.

MELISSA LORA

, being duly sworn on oath, states that

resides at 17901 VON KARMAN, 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.

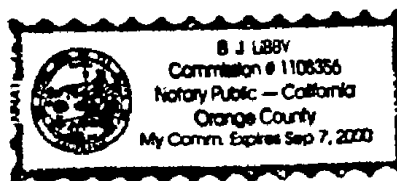
Melissa Lora

SUBSCRIBED and SWORN to before me

this 3rd day of June, 19 97.

[Signature]

Notary Public



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