

UNOFFICIAL COPY

STORE NO. 15839

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

THIS AGREEMENT, made this 14th day of July, 1997, between TACO BELL, corporation of California now known as 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 QSRE, L.L.C., a limited liability company of Wisconsin 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:

97553102

legally described on Exhibit A attached hereto

DEPT-01 RECORDING \$25.00
T#0012 TRAN 6115 07/30/97 14:53:00
#6531 CG *-97-553102
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.

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.

25.00
RP

Permanent Real Estate Number(s): 19-35-421-045-0000
Address(es) of Real Estate: 3300 West 87th Street, Chicago, IL

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

TACO BELL CORP., a California corporation

By: [Signature]
President

Attest: [Signature]
Secretary

This instrument was prepared by Pamela R. Milner, Esq., corporate counsel for Taco Bell Corp., a California corporation, 17901 Von Karman, Irvine, CA 92614.

MAIL TO: (William R. Cummings, Esq.)
(Reinhart, Boerner, Van Deuren,
Norris & Rieselbach, s.c.)
P.O. Box 92900
Milwaukee, WI 53202-0900

SEND SUBSEQUENT TAX BILLS TO:

QSRE, L.L.C.
7115 Virginia Road
Crystal Lake, IL 60014

OR RECORDER'S OFFICE BOX NO. _____

97553102

BOX 333-CTI

76-69-213 ①

Div 1

(M)

UNOFFICIAL COPY

2025/07/11

Property of Cook County Clerk's Office

7/11/2025

UNOFFICIAL COPY

STORE NO. 15859

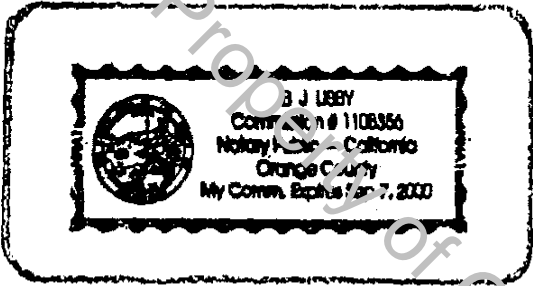
STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that MAX CRAIG, personally known to me to be the Vice President of Taco Bell Corp., a California corporation, and PAMELA R. MILNER, personally known to me to be the Assistant 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 Vice President and Assistant Secretary, they signed and delivered the said instrument 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.

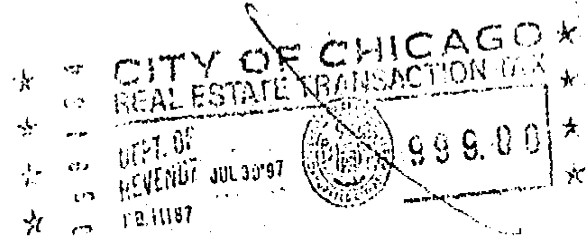
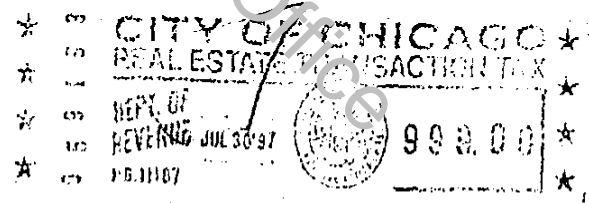
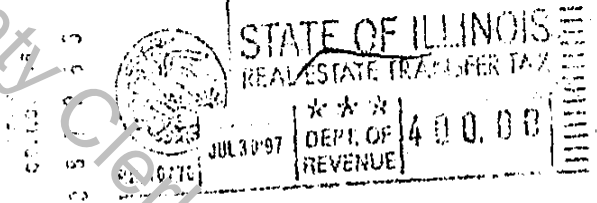
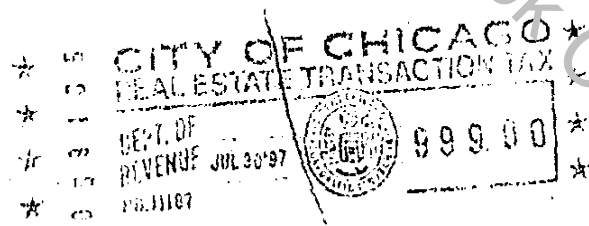
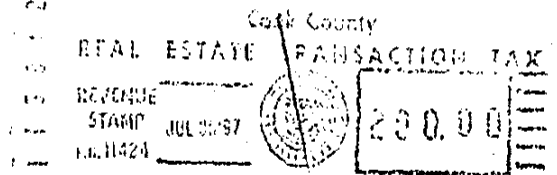
Given under my hand and official seal, this 14TH day of JULY, 1997.

[Signature]
Notary Public

Commission expires: 9/7/2000

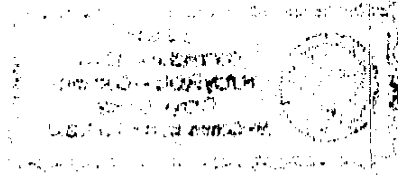


97553102



UNOFFICIAL COPY

Property of Cook County Clerk's Office



UNOFFICIAL COPY

EXHIBIT "A"

Parcel 1

LOT 4 IN WESTPORT COMMONS, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF A LINE 1204.31 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 (EXCEPT THE NORTH 33.0 FEET THEREOF AND EXCEPT THAT PART OF THE NORTH 154.5 FEET LYING WEST OF THE EAST 232.0 FEET THEREOF AND EXCEPT THOSE PORTIONS TAKEN FOR HIGHWAY PURPOSES IN SOUTH KEDZIE AVENUE AND WEST 87TH STREET) ALL IN COOK COUNTY, ILLINOIS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF WESTPORT COMMONS, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE 1204.31 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 (EXCEPT THE NORTH 33.0 FEET THEREOF AND EXCEPT THAT PART OF THE NORTH 154.5 FEET LYING WEST OF THE EAST 232.0 FEET THEREOF AND EXCEPT THOSE PORTIONS TAKEN FOR HIGHWAY PURPOSES IN SOUTH KEDZIE AVENUE AND WEST 87TH STREET) BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 IN AFORESAID WESTPORT COMMONS; THENCE NORTH 0 DEGREES 06 MINUTES 27 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 4, 150.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 4, 196.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG A CURVED LINE OF SAID LOT 4, CONVEX TO THE NORTHEAST HAVING AN ARC DISTANCE OF 30.67 FEET AND A RADIUS OF 19.50 FEET (THE CHORD OF WHICH BEARS SOUTH 44 DEGREES 56 MINUTES 25 SECONDS EAST, 27.61 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 0 DEGREES 06 MINUTES 27 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVED LINE AND ALONG THE EAST LINE OF SAID LOT 4, 120.02 FEET MEASURED (119.96 FEET RECORD) TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVED LINE OF SAID LOT 4, CONVEX TO THE SOUTHEAST HAVING AN ARC DISTANCE OF 10.67 FEET AND A RADIUS OF 30.00 FEET (THE CHORD OF WHICH BEARS SOUTH 10 DEGREES 17 MINUTES 09 SECONDS EAST, 10.61 FEET) TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 4, 213.71 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED MAY 21, 1992 AND RECORDED MAY 28, 1992 AS DOCUMENT 92370210 AND AS AMENDED BY INSTRUMENT RECORDED DECEMBER 8, 1995 AS DOCUMENT 95854875, FOR THE PURPOSE OF INGRESS AND EGRESS AS DEFINED AND SET FORTH THEREIN.

97553102

UNOFFICIAL COPY

Property of Cook County Clerk's Office