

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

THIS AGREEMENT, made this 14th day of July, 1997, between TACO BELL, a California corporation 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:

97553118

legally described on Exhibit A attached hereto

DEPT-01 RECORDING \$25.00
T#0012 TRAM 6115 07/30/97 14:57:00
#6555 # CG # - 97 - 553118
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, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, by, 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.

25.00
RP

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): 19-01-119-040-0000 & 19-01-119-042-0000
Address(es) of Real Estate: 4134 South Archer, Chicago, IL

97553118

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. - 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.

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

OR RECORDER'S OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO:

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

BOX 333-CTI

75-60-151
D1
(101)

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4/11/2018

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STORE NO. 2137

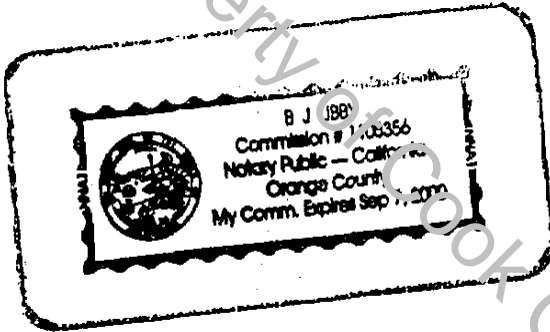
STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

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.

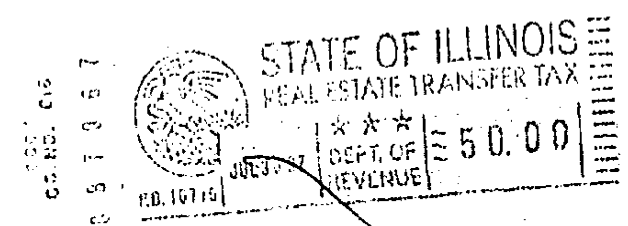
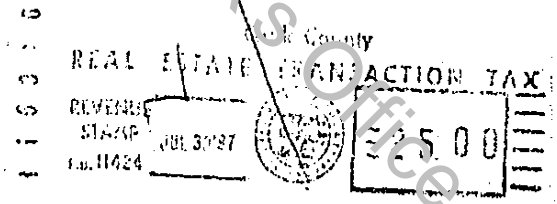
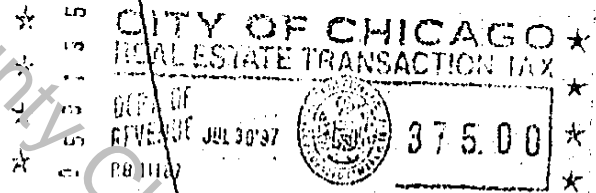
Given under my hand and official seal, this 14TH day of JULY, 1997.

B. J. Libby
Notary Public BJ LIBBY

Commission expires: 9/7/2000



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EXHIBIT "A"

PARCEL 1:

LOT A IN CONSOLIDATION OF LOTS 1, 2, 3 AND 4 IN SUBDIVISION OF THE EAST 1/4 OF BLOCK 9 (EXCEPT STREETS AND EXCEPT THE NORTH 30 FEET THEREOF) IN LURTON'S SUBDIVISION OF THE NORTH FRACTIONAL HALF OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THRID PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS RECORDED AS DOCUMENT NUMBER 8469835

PARCEL 2:

LOT 2 (EXCEPT THE WEST 5.65 FEET THEREOF) IN RUBIN'S SECOND SUBDIVISION IN LOT 9 OF LURTON'S SUBDIVISION OF THAT PART LYING NORTH OF ARCHER ROAD OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THRID PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS RECORDED AS DOCUMENT NUMBER 8469835.

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