

# UNOFFICIAL COPY

97676338

DEPT-01 RECORDING \$25.00  
 T#0012 TRAN 6681 09/15/97 11:54:00  
 #8939 ÷ CG \*-97-676338  
 COOK COUNTY RECORDER

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, FRANCHISE FINANCE CORPORATION OF AMERICA, a Delaware corporation (successor by merger to FFCA/IIP 1986 Property Company, a Delaware general partnership), whose address is 17207 North Perimeter Drive, Scottsdale, Arizona 85255 ("Grantor"), does hereby grant, bargain, sell and convey unto ROYCE-BERNARD FOOD GROUP, INC., an Illinois corporation, whose address is 1400 Torrence Avenue, Suite 203, Calumet City, Illinois 60409 ("Grantee"), its successors and assigns forever, all of the real property located in Cook County, Illinois, together with the buildings and improvements located thereon (collectively, the "Property"), as legally described on the attached Exhibit A hereto.

SUBJECT TO all taxes, assessments, liens, encumbrances, easements, rights of way, and restrictions as may appear of record and all matters which a physical inspection or accurate survey of the Property would disclose.

Property Address is 1200 East Sibley Boulevard, Dolton, Illinois

Tax Parcel Number is 29-11-225-039

And Grantor hereby binds itself and its successors to warrant and defend title to the Property as against all acts of Grantor and none other, subject to the matters above set forth.

VILLAGE OF DOLTON  
 WATER / REAL PROPERTY TRANSFER TAX 3629  
 ADDRESS 1200 E. Sibley Blvd  
 ISSUE 9/11/97 EXPIRED 10/11/97  
 AMT 10.00  
 TYPE RPT / WST *[Signature]*  
 VILLAGE CLERK

7674903 22 SLS 108 108

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed under seal this the 27<sup>th</sup> day of <sup>August</sup> ~~September~~, 1997.

ATTEST:

By [Signature]  
Printed Name John R. Barravescia  
Its Asst. Secretary / Treasurer

FRANCHISE FINANCE CORPORATION OF AMERICA, a Delaware corporation (successor by merger to FFCA/IIP 1986 Property Company, a Delaware general partnership)

WITNESS:

[Signature]

By [Signature]  
Harold W. Vinson  
Senior Vice President

[SEAL]

STATE OF ARIZONA ]  
] SS.  
COUNTY OF MARICOPA]

I, the undersigned Notary Public in and for the County and State aforesaid, do hereby certify that on this 27<sup>th</sup> day of September, 1997, Harold W. Vinson and John R. Barravescia, personally appeared before me and being first duly sworn by me acknowledged that they signed the foregoing document in their capacities as Senior Vice President and Asst Sec. / Treasurer of Franchise Finance Corporation of America, a Delaware corporation (successor by merger to FFCA/IIP 1986 Property Company, a Delaware general partnership), and declared that the statements therein contained are true.

In Witness Whereof, I have hereunto set my hand and seal the day and year before written.



My Commission Expires: Oct. 18, 2000

Send future Tax bills to: ✶ Mail to:

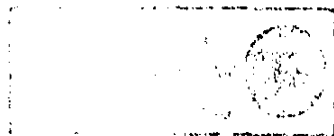
ROYCE-BERNARD FOOD GROUP, INC.  
1400 Torrence Avenue, Suite 203  
Calumet City, Illinois 60409

**BOX 333-CTT**

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EXHIBIT A

{Legal Description}

The West half of the South 222 feet of the West half of the West half of the West half of the North East Quarter of Section 11, Township 36 North, Range 14, East of the Third Principal Meridian, South of the center line of Michigan City Road, and which was recorded November 3, 1927 as Document 9830630, in Cook County, Illinois.

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
DEPT. OF REVENUE  
RECORDS & CLERK  
NOV 11 1927  
68359

COOK COUNTY  
CLERK OF COURTS  
RECORDS & CLERK  
NOV 11 1927  
33175

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