

WARRANTY DEED

783701/1110/1110/1110/1110/1110
THE GRANTOR, VICORP Restaurants, Inc., a corporation created and existing under and by virtue of the laws of the State of Colorado, and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to Robert V. Rohman, an individual, whose address is 701 Sagamore Parkway South, Lafayette, Indiana 47905, the following described Real Estate situated in the County of Cook and State of Illinois, to wit

That part of the South East 1/4 of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows:

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Commencing at the South West corner of the South East 1/4 of said Section, thence North 00 degrees 00 minutes 00 seconds East, a distance of 98.85 feet to the point of intersection of the North-South centerline of said Section 1 and the North right of way of Dundee Road; thence South 89 degrees 59 minutes 28 seconds East along said right of way line a distance of 1059.75 feet to the point of beginning, thence North 00 degrees 00 minutes 00 seconds East, a distance of 291.09 feet, thence South 89 degrees 59 minutes 28 seconds East, a distance of 200.00 feet, thence South 00 degrees 01 minutes 51 seconds East, a distance of 225.00 feet, thence South 59 degrees 28 minutes 44 seconds West, a distance of 130.11 feet, thence North 89 degrees 59 minutes 28 seconds West, a distance of 88.04 feet to the point of beginning, all in Cook County, Illinois.

SUBJECT TO the following conditions, covenants, easements, and restrictions:

1. 1997 Taxes
2. Building, building lines, and use or occupancy restrictions, covenants, and conditions of record
3. Zoning laws and ordinances
4. Public roads and highways and easements therefor
5. Drainage ditches, feeders, laterals, and drain tile, pipe, and other conduit.
6. Notice of requirements for storm water detention recorded January 6, 1976, as Document 23345522
7. Grant of Easement dated July 21, 1987, and recorded August 7, 1987, as Document 87437964 made between Bob Evans Farms, Inc., a Delaware corporation, and Sixpence Inn of Palatine, a California partnership.

BUX 533-611

Permanent Real Estate Index Number: 02-01-400-027-0000

Address of Real Estate 1520 East Dundee Road, Palatine, Illinois 60067

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Chairman and attested by its Secretary, this 28th day of October, 1997.

VICORP Restaurants, Inc.

Corporate Seal

By Charles R. Frederickson
Charles R. Frederickson, Chairman

Attest Stanley Ereckson, Jr.
Stanley Ereckson, Jr., Secretary

STATE OF COLORADO)
) ss
CITY AND COUNTY OF DENVER)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify that Charles R. Frederickson, personally known to me to be the Chairman of VICORP Restaurants, Inc., a Colorado corporation, and Stanley Ereckson, Jr., personally known to me to be the 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 Chairman and 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 28th day of October, 1997.

My Commission expires August 25, 1998.

Toni A. Schreivogel
Toni A. Schreivogel, Notary Public

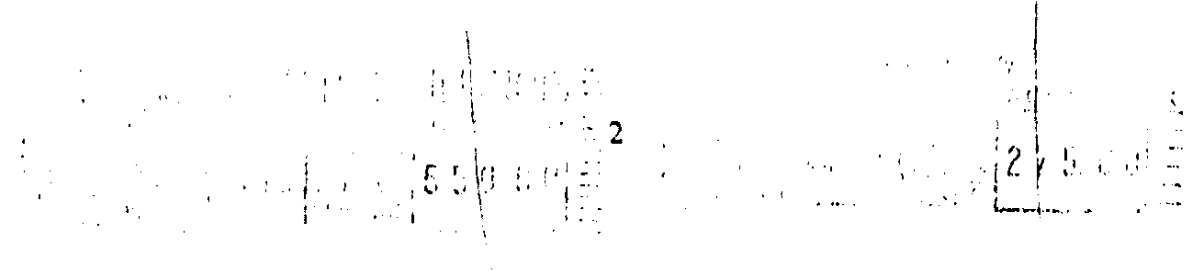
This instrument was prepared by Stanley Ereckson, Jr., 400 West 48th Avenue, Denver, Colorado 80216

MAIL TO

Robert V. Rohrman
701 Sagamore Parkway South
Lafayette, Indiana 47905

SEND SUBSEQUENT TAX BILLS TO:

Robert V. Rohrman
701 Sagamore Parkway South
Lafayette, Indiana 47905



UNOFFICIAL COPY

Property of Cook County Clerk's Office

PLAT ACT AFFIDAVIT

COLORADO
STATE OF ILLINOIS
DENVER } SS.
COUNTY OF COOK

Charles R. Frederickson, Chairman of the Board of
VICORP Restaurants, Inc. _____, being duly sworn on oath, states that

_____ resides at 400 West 48th Avenue, Denver, Colorado 80216. 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 he makes this affidavit for the purpose of inducing the Recorder of Deeds in Cook County, Illinois, to accept the attached deed for recording.



Charles R. Frederickson, Chairman of the
Board of VICORP Restaurants, Inc.

SUBSCRIBED and SWORN to before me

this 28th day of October, 1997.


Notary Public

TONIA A. SCHREIVOGEL
NOTARY PUBLIC
STATE OF COLORADO

UNOFFICIAL COPY

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