

STORE NO. 2513

11/11/97 11:00 AM  
Clerk's Office

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

THIS AGREEMENT, made this 18th day of December, 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, 17901 Von Karman, Irvine, CA 92614 party of the first part, and McCue Family, L.L.C., an Illinois limited liability company, 15 Spinning Wheel Road, Suite 110, Hinsdale, IL 60521 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

ABOVE SPACE FOR RECORDER'S USE ONLY

Together with all and singular the hereunto, and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, ~~with~~ 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, ~~if and to the extent applicable,~~ hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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): 19-07-327-037-0000 1 of 5; 19-07-327-038-0000 2 of 5;  
19-07-327-039-0000 3 of 5; 19-07-327-040-0000 4 of 5; and  
19-07-327-050-0000 5 of 5.

Address(es) of Real Estate: 6944 Archer, 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: Melissa Lora  
Vice President

Attest: Lauren Bair  
Assistant Secretary

This instrument was prepared by Anna M. Galuppo, for Taco Bell Corp., a California corporation, 17901 Von Karman, Irvine, CA 92614.

(Arthur J. Tremaine, Esq.)  
(Dalciden & Tremaine, LTD)  
MAIL TO: (333 N. Michigan Ave., Ste. 2800)  
(Chicago, IL 60601)

SEND SUBSEQUENT TAX BILLS TO:

SHAMROCK TBC, INC.  
15 Spinning Wheel Road, Suite 110  
Hinsdale, IL 60521

OR RECORDER'S OFFICE BOX NO. 333

(W) DIV 1 96-90-255

4

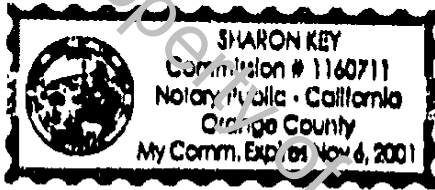
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STATE OF CALIFORNIA     )  
                                      )  
COUNTY OF ORANGE     )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that DEE-CHUN LIAW personally known to me to be the Vice President of Taco Bell Corp., a California corporation, and LAURENCE CAFFREY 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 18<sup>th</sup> day of OCTOBER, 1997.

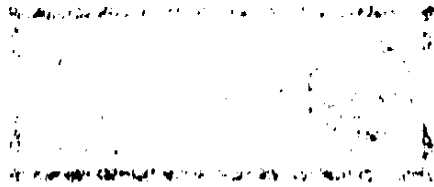


Sharon Key  
Notary Public  
Commission expires: Nov 6, 2001

Cook County Clerk's Office

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## PARCEL 1:

LOTS 19, 20, 21, 22 AND THE WEST 13.5 FEET OF LOT 18 IN BLOCK 32 IN FREDERICK H. BARTLETT'S THIRD ADDITION TO BARTLETT HIGHLANDS, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 17 IN BLOCK 32 IN SAID FREDERICK H. BARTLETT'S THIRD ADDITION TO BARTLETT HIGHLANDS; THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 17 AND 18 A DISTANCE OF 45.04 FEET TO A POINT 13.5 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 18; SAID POINT BEING ALSO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 41 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 18, 19, 20, 21 AND 22 A DISTANCE OF 113.62 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 00 SECONDS 49 MINUTES EAST 125.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE NORTH 89 DEGREES 41 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 18, 19, 20, 21 AND 22 A DISTANCE OF 113.62 FEET TO A POINT 13.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 18; THENCE SOUTH 00 DEGREES 00 MINUTES 49 SECONDS WEST 125.01 FEET TO THE PLACE OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS

## PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT RECORDED SEPTEMBER 10, 1984 AS DOCUMENT NO. 27247596 OVER THE FOLLOWING DESCRIBED LAND:

LOTS 17 AND 18 (EXCEPT THE WEST 13.5 FEET OF LOT 18) IN BLOCK 32 IN FREDERICK H. BARTLETT'S THIRD ADDITION TO BARTLETT HIGHLANDS, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

MARY C. SHIPMA, TALO BEEL CORP, A CALIFORNIA CORPORATION, being duly sworn on oath, states that

SHE 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.

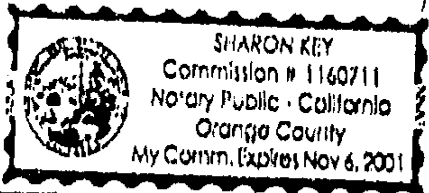
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of 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 vocation 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.

Mary C. Shipma  
Mary C. Shipma

SUBSCRIBED and SWORN to before me  
this 18<sup>TH</sup> day of DECEMBER, 1997.



Sharon Key  
Notary Public ( )