



99434997

SM 2018946

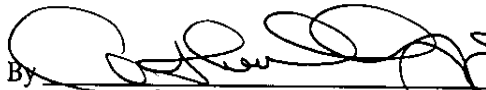
WARRANTY DEED


McDonald's Corporation, a Delaware Corporation (Grantor), of Oak Brook, DuPage County, Illinois, pursuant to a certain Capital Contribution Agreement between the parties to this deed and McDonald's Real Estate Company and Golden Arch Realty Operation, Inc., in exchange for stock, CONVEYS AND WARRANTS to Franchise Realty Investment Trust - IL (Grantee), of Columbia, Maryland, whose mailing address for tax bills is P.O. Box 66207, AMF O'Hare, Chicago, Illinois 60666, the real property in the State of Illinois, and described in Exhibit A (the Premises), together with all improvements located thereon, all appurtenant rights and easements, Grantor's rights in adjoining streets and right of ways, if any, and subject to: (1) an unrecorded Operator's Lease with the Franchisee operating the McDonald's Restaurant on the date of this deed; (2) covenants, conditions, encumbrances, restrictions and easements of record, if any; and (3) general and special real estate taxes accruing from and after the date of the delivery of this deed, which Grantee assumes and agrees to pay.

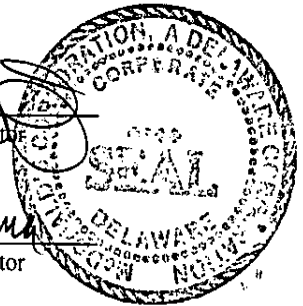
Signed, sealed, delivered and accepted this 1st day of June, 1996, in the presence of:

99434997

4839/0129 51 001 Page 1 of 3
1999-05-05 15:00:00
Cook County Recorder 45.50

By 
Catherine A. Griffin, Department Director

Attest 
Martin W. Chmura, Home Office Director

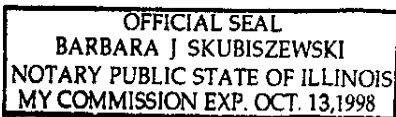


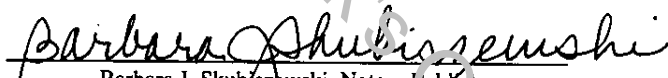
State of Illinois
County of DuPage

2+4ft
M

I, Barbara J. Skubiszewski, Notary Public, do certify that before me this day in person appeared Catherine A. Griffin, personally known to me to be the Department Director of McDonald's Corporation, a Delaware Corporation, and Martin W. Chmura, personally known to me to be the Home Office Director of the corporation and each and severally acknowledged that they signed and delivered the foregoing instrument in the respective capacities herein set forth and caused to be affixed thereto the corporate seal of the corporation, pursuant to authority given under the articles and bylaws of the corporation, as the free and voluntary act of the corporation, and as their own free and voluntary act, for the uses and purposes therein set forth.

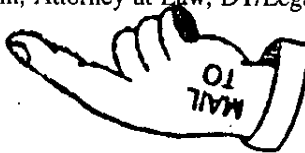
Given under my hand and seal this 1st day of June, 1996.



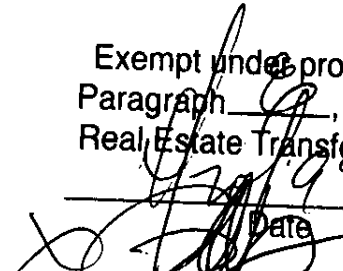

Barbara J. Skubiszewski, Notary Public

This Instrument was prepared by Catherine A. Griffin, Attorney at Law, DT/Legal, McDonald's Plaza, Oak Brook, Illinois 60521. Phone: (708) 575-3778

Location Code: 012-0252 File #3503



Exempt under provisions of
Paragraph 9, Section 4.
Real Estate Transfer Tax Act.


Date
Buyer, Seller or Representative

SCANNED
MAY 18 1998

UNOFFICIAL COPY

That part of Lot 7 through 17 inclusive (taken as a tract) in the Subdivision of Lots 30 and 31 in the Town of Bowmanville, in the East half of the Southeast Quarter of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, lying Southeasterly to the line drawn at right angles to the Northeasterly line of said tract, through a point on said Northeasterly line 297.20 feet Northwesterly of the Southeasterly corner of said tract (as measured along said Northeasterly line); also Lot 20 (except the South 83 feet, as measured along the East and West line thereof) and Lots 18 and 19 in the Subdivision of Lots 30 and 31 in the Town of Bowmanville aforesaid, all in Cook County, Illinois.

Permanent Index Numbers: 13-12-419-064 Volume: 333

Affects all of Lot 7

13-12-419-065

Affects Lot 8 and part of Lot 9

13-12-419-073

Affects balance of Lot 9 and all of Lots 10 through 15

13-12-419-072

Affects Lots 16 and 17

13-12-419-062

Affects Lots 18 and 19

13-12-419-061

Affects all of Lot 20

Property of Cook County Clerk's Office

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Exhibit A to General Warranty Deed
Dated June 1, 1996

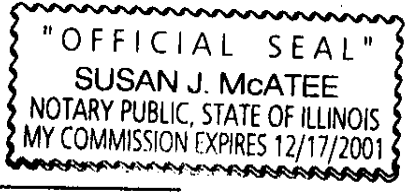
Location Code 012 0252
File # 3503

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 9/20, 1999 Signature: [Signature]
Grantor or Agent

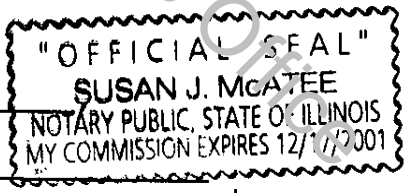
Subscribed and sworn to before me by the said [Signature] this 20th day of September, 1999.
Notary Public [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 9/20, 1999 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 20th day of September, 1999.
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)