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1999-02-08 15:47:06
Cook County Recorder 47.50

CORPORATION LIMITED WARRANTY DEED



Document No. _____ filed for Record in Recorder's office of Cook County, Illinois, 99131637
at _____ o'clock _____ M.

CORPORATION WARRANTY DEED _____ Recorder of Deeds.

THIS INDENTURE WITNESSETH, That the Grantor, AFC ENTERPRISES, INC., f/k/a AMERICA'S FAVORITE CHICKEN COMPANY, successor by merger to Al Copeland Enterprises, Inc. f/k/a Church's Fried Chicken, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Minnesota whose address is Six Concourse Parkway, Suite 1700, Atlanta, Georgia 30328-5352, and duly authorized to transact business in the State where the following described real estate is located, for and in consideration of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, **GRANTS, BARGAINS AND SELLS** to NORTH STAR TRUST COMPANY, as Trustee under Trust Agreement dated January 14, 1999, known as Trust No. 99-1455, whose mailing address 500 West Madison Street
SUITE 3800 Chicago, IL, the real estate described in Exhibit "A" attached hereto and made a part hereof, (the "Premises") is being conveyed subject to a restrictive covenant restricting for twenty-five (25) years from and after the date of this deed (or, if applicable law will not permit a restrictive covenant against the land for this duration, then this covenant shall last for as long as permitted by such law) its use as a fast food restaurant in which total annual sales of bone-in fried chicken exceed twenty percent (20%) of the gross annual sales, provided, however, so long as the Premises are used as a Church's or Popeyes restaurant under a valid franchise agreement with AFC Enterprises, Inc., then the foregoing restriction shall not apply; and subject to all restrictions, encumbrances, easements, covenants and conditions and matters of record, if any, relating to the hereinabove described Premises as the same are filed for record in the official records of Cook County, Illinois, and to any matters that would be revealed by an accurate survey of the Premises.

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 Vice President-Finance and attested to by its Assistant Secretary, this 14th day of January, 1999.

AFC ENTERPRISES, INC.
a Minnesota corporation

ATTEST:

By: Lisa Pender Morse

BY: Edward T. Odmark

Edward T. Odmark
Vice President-Finance

LISA PENDER MORSE
ASSISTANT SECRETARY



FATEL CC180562WR
DEC 10 1999

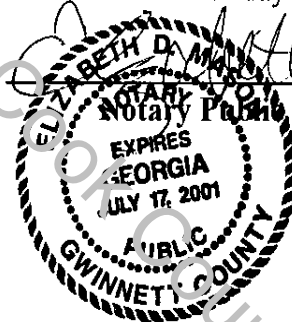
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STATE OF GEORGIA

COUNTY OF FULTON

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Edward T. Odmark, personally known to me to be the Vice President-Finance of AFC Enterprises, Inc. who is the grantor, and Lisa Pender Morse, 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 such Vice President-Finance and Assistant Secretary, they signed and delivered the said instrument as Vice President-Finance and Assistant Secretary of said corporation, 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 Notarial Seal this 14th day of January, 1999.

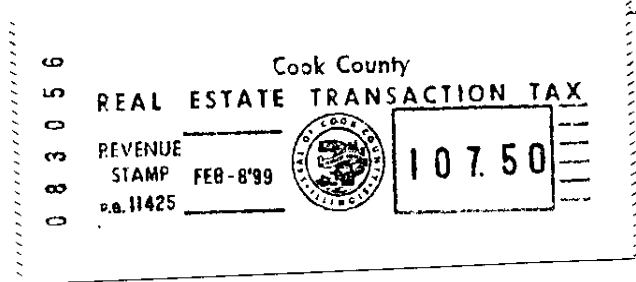
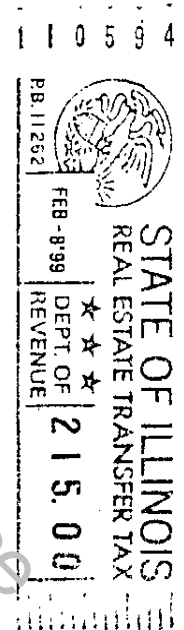


Future Taxes to Grantee's Address
North Star Trust Company, as
Trustee under Trust Agreement
dated January 14, 1999
known as Trust No., 99-1455
500 West Madison Street
Suite 3800
Chicago, Illinois 60661

Return this Document to:
First American Title Insurance Company - National Accounts
5775 Glenridge Drive, Suite A240
Atlanta, Georgia 30328
Attn: Ms. Brenda J. Young

This Instrument was Prepared by:

AFC ENTERPRISES, INC.
Legal Department
Six Concourse Parkway-Suite 1700
Atlanta, Georgia 30328-5352



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Exhibit "A"

The North 100 Feet of the West 163 Feet of the South 268 Feet (All measured along the East Line of Roselle Road and the North Line of Golf Road) of that part of the Southeast 1/4 of Section 10, Township 41 North, Range 10, East of the Third Principal Meridian, which lies North of the North line of Golf Road, as dedicated Under Document Number 1048802, and which lies East of the East line of Roselle Road, as recorded in Township dedication dated May 28, 1850 and excepting therefrom that part taken for widening of Roselle Road as shown on Plat recorded May 15, 1962 as Document Number 20430983, in Cook County, Illinois

↑
and April 18, 1997 AS
Document Number 97270717

TAX # 07-10-400-017 Vol. No. : 187

Address : 1245 NORTH ROSELLE ROAD
SCHAUMBURG, IL

48174

G.C.L.

VILLAGE OF SCHAUMBURG

DEPT. OF FINANCE
AND ADMINISTRATION

REAL ESTATE
TRANSFER TAX

DATE 2-5-99

AMT. PAID \$ 215

Property of Cook County Clerk's Office