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8/17/00 05 001 Page 1 of 4  
2000-10-20 10:58:14  
Cook County Recorder 27.00



★ 0 9 5 4 4  
★ CITY OF CHICAGO  
★ REAL ESTATE TRANSACTION TAX  
★ DEPT. OF REVENUE OCT 17 '00  
★ P.B. 11187  
★ 129.00  
★



★ 0 9 5 4 0  
★ CITY OF CHICAGO  
★ REAL ESTATE TRANSACTION TAX  
★ DEPT. OF REVENUE OCT 17 '00  
★ P.B. 11187  
★ 999.00  
★



**SPECIAL WARRANTY DEED**

THIS IS A DEED dated October 17, 2000, effective OCTOBER 19, 2000 by **Equilon Enterprises LLC**, a Delaware limited liability company, having an office at 12700 Northborough, Houston, Texas 77067 ("Grantor") to **SWC 87" & Stony LLC**, an Illinois limited liability company, having an office at 533 Ashland Avenue, Chicago Heights, Illinois 60411 ("Grantee").

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JK

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GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described Premises situated at 8702 S. Stony Island, City of Chicago, County of Cook, State of Illinois described on the attached Exhibit A together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon;

LESS AND EXCEPT: All right, title and interest in and to any oil, gas and other minerals (including without limitation, helium, lignite, sulfur, phosphate and other solid, liquid and gaseous substances), regardless of the nature thereof and whether similar or dissimilar, and the right to explore for, develop and produce same, as well as the right to lease the Premises herein conveyed for such purposes, and all mineral and royalty rights whatsoever in, on or under and pertaining to the Premises but without the right to use, or right of any ingress to or egress from the surface of the Premises herein conveyed for exploration or producing purposes, all of said interests having been saved, retained, reserved and excepted in a previous conveyance of the Premises.

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's heirs, administrators, executors, successors and assigns forever, but

SUBJECT to the following:

Encroachments, protrusions, easements, changes in street lines, rights-of-way, and other matters that would be revealed by a current on the ground survey and inspection of the premises.

Recorded leases, agreements, easements, rights-of-way, covenants, conditions and restrictions as the same may be of present force and effect. Zoning regulations, ordinances, building restrictions, regulations and any violations thereof.

The lien for real property taxes for the current year, and any liens for special assessments which as of the date hereof, are not due and payable.

Grantee covenants, as part of consideration for this conveyance, that (a) there will be no basement on the Premises, (b) no potable drinking water well will be installed on the Premises, (c) an asphalt or concrete cap will be maintained on the Premises to prevent access to the native soils, (d) all soil or groundwater removed from the

**BOX 333-CTI**

Grantee covenants, as part of consideration for this conveyance, that (a) there will be no basement on the Premises, (b) no potable drinking water well will be installed on the Premises, (c) an asphalt or concrete cap will be maintained on the Premises to prevent access to the native soils, (d) all soil or groundwater removed from the Premises will be disposed of in accordance with all applicable environmental laws, statutes, rules and regulations, (e) Grantor may hereafter record against the Premises such No Further Remediation letters or similar documents (collectively "NFR Letters") issued by the Illinois Environmental Protection Agency or other government agency having jurisdiction over the Premises, and Grantee shall execute all documents and take all action necessary for the issuance and recording of such NFR Letters; provided, however, such NFR Letters do not contain any restrictions or limitations on the Premises greater than the restrictions contained in this deed or any restrictions otherwise applicable to the Premises, and (f) Grantor shall comply with all of the terms and conditions of such NFR Letters. This covenant shall run with the land, shall bind Grantee's heirs, administrators, executors, successors and assigns and shall inure to the benefit of Grantor's successors and assigns.

This property shall not be used, directly or indirectly, for the (1) sale of gasoline or other automotive fuels, including, but not limited to, gasahol and compressed natural gas, (2) or the operation of a car wash facility ("Use Restriction") other than in a Lease between Grantor as Lessee and Grantee as Lessor ("Seller Lease"). This use Restriction shall remain in full force and effect for a twenty (20) year period from the date of this deed or the date of termination of any Seller Lease, whichever occurs later. If this Use Restriction becomes effective at the termination of a Seller Lease, Grantor as Lessee shall file a notice of lease termination with the appropriate Recorder of Deeds indicating the date upon which this Use Restriction shall become effective. Grantor or its successors or assigns shall have the right to enforce this Use Restriction by seeking equitable relief and damages for a breach hereof including the recovery of any and all reasonable attorney's fees and costs incurred in seeking compliance with the terms of this Use Restriction.

SUBJECT to the foregoing, Grantor covenants with Grantee that Grantor will warrant and defend title to the Premises against the lawful claim of all persons claiming by, through or under Grantor, but not otherwise.

EXECUTED by Grantor as of the date first herein specified

WITNESS:

*Susan M. Slatten*  
Susan M. Slatten  
*Nicky Carriere*  
Nicky Carriere

EQUILON ENTERPRISES LLC

By: *Laura D. Styslinger*  
Laura D. Styslinger  
Attorney-in-Fact

COOK CC. NO. 916  
310574  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
OCT 19'09 DEPT. OF REVENUE  
550.00  
P.B. 10686

★ 096541 CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE OCT 17'00 ★  
★ P.B. 11187 999.00 ★

★ 096542 CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE OCT 17'00 ★  
★ P.B. 11187 999.00 ★


157141  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP OCT 19'09  
P.B. 11424  
275.00

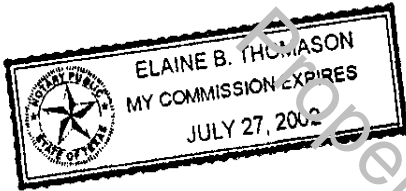
★ 096543 CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE OCT 17'00 ★  
★ P.B. 11187 999.00 ★

**UNOFFICIAL COPY****STATE OF TEXAS****COUNTY OF HARRIS**

The within and foregoing instrument was acknowledged before me on October 17, 2000, by Laura D. Styslinger, Attorney-in-Fact, for Equilon Enterprises LLC, a Delaware limited liability company, on behalf of the company.

WITNESS my hand and official seal.

  
Notary's Signature



Property of Cook County Clerk's Office

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## EXHIBIT A

### Parcel 1:

Lots 1, 2, 3, 4 and 5 in Block 6 in First Addition to Calumet Gateway, being a re-subdivision of part of the Calumet and Chicago Canal and Dock Company's Subdivision of the Northeast  $\frac{1}{4}$  of Section 2, Township 37 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

### Parcel 2:

Lot 6 and the North 5 feet of Lot 7 in Block 6 in First Addition to Calumet Gateway, being a re-subdivision of part of the Calumet and Chicago Canal and Dock Company's Subdivision of the Northeast  $\frac{1}{4}$  of Section 2, Township 37 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Property of Cook County Clerk's Office