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SS# 5930

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2000-11-16 12:21:41
Cook County Recorder 31.00

Property of Cook County Clerk's Office

RIGHT-OF-ENTRY AGREEMENT

Know All Men By These Presents That:

WHEREAS, Amoco Oil Company, a Maryland corporation ("Seller"), with offices at c/o BP Amoco, 28100 Torch Parkway, Warrenville, Illinois 60555, and Mohammed Rawoof ("Rawoof"), whose address is 5456 S. Pulaski, Chicago, Illinois 60632, entered into a Purchase and Sale Agreement dated as of September 1, 2000 (the "Sale Agreement"), covering certain real estate and the improvements thereon described as set forth on **Exhibit A** attached hereto and made a part hereof (the "Property");

AND WHEREAS, Rawoof has elected to have title to the Property taken by Pulam, Inc., an Illinois corporation ("Pulam") (Pulam and Rawoof are collectively referred to herein as "Purchaser");

AND WHEREAS, Seller has agreed to sell and Purchaser has agreed to purchase the Property "as is" in its present condition, without any representations or warranties regarding its fitness for any purpose;

AND WHEREAS, Seller has provided or made available to Purchaser a copy of any environmental assessment performed by or at the request of Seller with respect to the Property, as set forth in the Sale Agreement;

7876412, 02, CB 2006

Handwritten initials

BOX 333-CTI

AND WHEREAS, Seller has further provided to Purchaser access to, and the opportunity to inspect, the Property and to perform such soil, groundwater or other tests upon the Property as Purchaser deemed necessary or appropriate;

AND WHEREAS, Seller has agreed to perform certain environmental assessment, monitoring, and remediation measures pursuant to the Sale Agreement to address hydrocarbon contamination, if any, existing on the Property prior to the Closing Date;

AND WHEREAS, Purchaser and Seller desire to provide a continuing right of access to the Property to allow Seller to perform assessment, monitoring and remediation measures after conveyance of the Property;

NOW, THEREFORE, in consideration of the mutual covenants of the parties and the express undertaking by Seller as set forth in the Sale Agreement, Seller and Purchaser do hereby agree as follows:

Seller reserves the right, for itself, its agents, employees, successors and assigns, to enter upon the Property from, and after the date hereof, through the Ending Date (as defined in the Sale Agreement) for the purpose of:

- A. engaging in environmental assessment, inspection, monitoring and remediation, including, without limitation, the installation of such facilities and the conduct of such activities as are necessary for Seller to fulfill its obligations or exercise its rights under the Sale Agreement, or as are required by any applicable governmental authority having jurisdiction over the Property, and
- B. removing from the Property any remediation equipment including, without limitation, monitoring and observation equipment and any other property and equipment not sold pursuant to the Sale Agreement

Seller further reserves the right to enter the Property to conduct environmental remediation and/or monitoring activities after the termination of this Right of Entry in the event Seller is directed by any governmental authority having jurisdiction over the Property to perform such work, after reasonable prior notice to Purchaser.

Purchaser consents to Seller's rights hereunder and agrees to reasonably cooperate with Seller in the performance of the activities authorized herein so as to minimize the time and expense to Seller, including, without limitation, the grant of access to on-site utilities, if required for such activities.

This Right of Entry may be executed in one or more counterparts, each of which shall constitute an original but which, when taken together, shall be deemed one instrument.

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This Right of Entry, and each of the covenants herein, shall run with the land and be binding upon the Purchaser and assigns and other successors in title or interest of the Purchaser.

Dated this 14th day of November, 2000.

AMOCO OIL COMPANY,
a Maryland corporation,

By: Marcelo Ariola
Name: MARCELO ARIOLA
Title: Real Estate Mgr.

Mohammed Rawoof
Mohammed Rawoof

PULAM, INC.,
An Illinois corporation,

By: Mohammed Rawoof
Name: MUHAMMAD RAWOOF
Title: President

This Instrument was prepared by: Anthony J. Aiello, Sidley & Austin, Bank One Plaza, 10 S. Dearborn Street, Chicago, Illinois 60603.

When recorded, return to: Steven P. Kaiser, Esq., 4711 Golf Road, Suite 700, Skokie, Illinois 60076.

Tax I.D. Number(s): 19-10-422-049-0000

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ACKNOWLEDGMENT

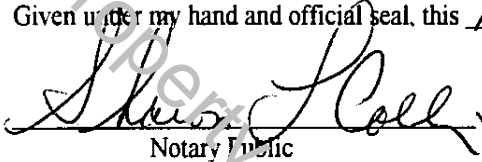
STATE OF ILLINOIS)

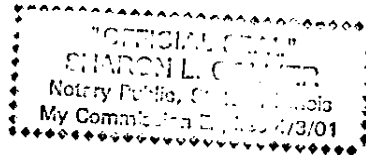
) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public for said County and State, DO HEREBY CERTIFY, that MOHAMMED RAWOOF personally known to me to be the PRES, of Pulam, Inc., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that in said capacity he/she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his/her 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 14 day of Nov 2000.


Notary Public



My commission expires: _____

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EXHIBIT A

(Legal Description)

LOTS 21, 22, 23 AND 24 IN BLOCK 6 IN OLIVER SALINGER AND COMPANY'S CRAWFORD AND 55TH STREET SUBDIVISION, A SUBDIVISION OF THAT PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE I H B RR RIGHT OF WAY EXCEPT THAT PART OF SAID LOTS CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED JUNE 17, 1937 AS DOCUMENT 12014115

PIN: 19-10-422-049

CK/A: 5430 S. PULASKI

CHICAGO, IL

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