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2000-11-17 15:55:32
Cook County Recorder 27.50



SSA Unit No.: 8321
Location: 3731 W. Roosevelt Rd., Chicago, IL
T&C: 05-456-IL-380

00-04830 1041

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **SPEEDWAY SUPERAMERICA LLC** (successor by merger to Emro Marketing Company), a Delaware limited liability company whose address is P. O. Box 1500, Springfield, Ohio 45501, **GRANTOR**, for the consideration of Ten and No/100 Dollars (\$10.00), received to its full satisfaction of **PETROL PROPERTIES, LLC**, a Wisconsin limited liability company, whose tax mailing address is c/o National Petroleum, Inc., 6621 39th Avenue, Kenosha, Wisconsin 53142, **GRANTEE**, grants, bargains, and conveys to said GRANTEE the following described real estate ("Property") in its existing "as is" condition in the County of Cook, State of Illinois:

Above Space for Recorder Use Only

Lots 1, 2, 3 and 4 in Block 1 in Yance and Phillips Boulevard Addition in the Northwest 1/4 of Section 23, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PRIOR DEED REFERENCE: Doc. #94409494
PARCEL INDEX NUMBER: 16-23-104-001-0000 and 16-23-104-002-0000

Subject to the following "Permitted Exceptions":

- (a) taxes and assessments (both general and special) not now due and payable;
- (b) zoning ordinances, subdivision and planning laws and regulations and building code restrictions and all laws, rules and regulations relating to land and structures and their use, including, but not limited to, governmental regulations relating to buildings, building construction, building line and use and occupancy restrictions, and violations of any of the foregoing;
- (c) easements, conditions, reservations, agreements and restrictions of record, if any;
- (d) such a state of facts as an accurate survey might show; and
- (e) all legal roads and highways.

AND GRANTOR, subject to the Permitted Exceptions, covenants with said GRANTEE that GRANTOR will forever warrant and defend the title to the above-granted Property against all persons lawfully claiming the same by, through or under GRANTOR, but against none other; provided, however, that any one claim or all claims and demands in the aggregate, pursuant to this warranty, shall in no event exceed the amount of consideration paid by GRANTEE to GRANTOR, which the parties agree is Four Hundred Forty-one Thousand Five Hundred Forty-five and no/100 Dollars (\$441,545.00).

To reduce risks to human health and/or the environment, and to permit application of corrective action standards which are consistent with the nonresidential use (or other lower-risk use) of the Property, this conveyance is made by GRANTOR and accepted by GRANTEE upon the express condition and subject to the restrictions and covenants that: (i) the Property shall not be used or occupied (if used or occupied at all) for residential purposes or for purposes of a childcare or eldercare facility, a nursing home facility or hospice, a hotel or motel, a medical or dental facility, a school, a church, a park, or a hospital; (ii) any building constructed on the Property shall have a slab-on-grade foundation with the top of the slab at or above surface level; and (iii) no water supply wells of any kind (including, without limitation, water

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PLAT ACT AFFIDAVIT

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State of Ohio)
) S.S.
County of Clark)

G. E. Buroker, being duly sworn on oath states that he is the Sr. Vice President - Operations of Speedway SuperAmerica LLC and that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons: *(Circle the number below which is applicable to attached deed or lease.)*

1. Said Act is not applicable as the grantors own no property adjoining the premises described in said deed. (Existing Parcel)
- OR
- the conveyance fails in one of the following exemptions permitted by the Amended Act which became effective July 17, 1959.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than 1 acres 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 easements of access.
6. The conveyance of land owned by 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 vacation 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, July 17, 1959, into no more than 2 parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

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Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

By: *G. E. Bureker*
Printed: G. E. Bureker

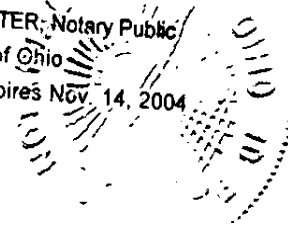


Subscribed and sworn to before me this 30 day of October, 2000.

Patty K. Hollister
Notary Public

My Commission Expires:

PATTY K. HOLLISTER, Notary Public
State of Ohio
My Commission Expires Nov. 14, 2004



City of Chicago
Dept. of Revenue
239955
11/17/2000 15:34 Batch 11913 25



Real Estate
Transfer Stamp
\$3,315.00

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV. 17.00
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0000041323
0016825
FP326670

STATE TAX
STATE OF ILLINOIS
NOV. 17.00
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
0000021123
0033750
FP326660

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV. 17.00
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0000041296
0000050
FP326670

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12-20-11 14:51:00



Property of Cook County Clerk's Office