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2001-02-28 11:55:38

Cook County Recorder 27.00

This document prepared by:
Beverly J. Klug
Equiva Services LLC
as Agent for Motiva Enterprises LLC
12700 Northborough
Houston, TX 77067



7868497 DC AGM

Property of Cook County Recorder's Office

SPECIAL WARRANTY DEED

THIS IS A DEED dated February 21, 2000, effective February 27, 2001 by Equilon Enterprises LLC, a Delaware limited liability company, having an office at 12700 Northborough, Houston, Texas 77067 ("Grantor") to Royal 2000, Inc., an Illinois corporation, having an office at 2401 W. Lincoln Way, Olympia Fields, Illinois 60461 ("Grantee").

GRANTOR, for good and valuable consideration of Ten Dollars (\$10.00) received, hereby grants and conveys to Grantee the following described Premises situated at 2401 W. Lincoln Way, City of Olympia Fields, 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.

BOX 333-CTI

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COOK COUNTY CLERK'S OFFICE
100 N. LAUREL STREET
CHICAGO, ILLINOIS 60602
TEL: (312) 321-1000
WWW.COOKCOUNTYCLERK.COM

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Chicago, Illinois, this _____ day of _____, 20__.

COOK COUNTY CLERK

COOK COUNTY CLERK'S OFFICE

COOK COUNTY CLERK'S OFFICE

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COOK COUNTY CLERK'S OFFICE

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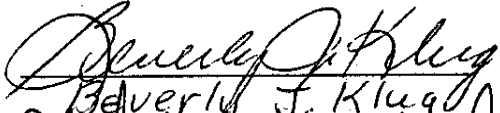
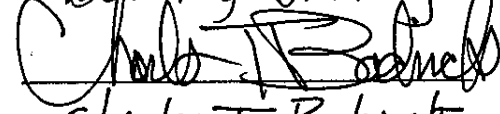
The lien for real property taxes for the current year, and any liens for special assessments which as of the date hereof, are not due and payable.

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 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) Grantee 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.

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:


Beverly J. Klug

Charles T. Badrick

EQUILON ENTERPRISES LLC

By: 
MC

Laura D. Stynger
Attorney-in-Fact

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advises that the following information is being furnished to you for your information only and is not to be used for any other purpose.

The following information is being furnished to you for your information only and is not to be used for any other purpose. This information is being furnished to you for your information only and is not to be used for any other purpose. This information is being furnished to you for your information only and is not to be used for any other purpose.

The following information is being furnished to you for your information only and is not to be used for any other purpose. This information is being furnished to you for your information only and is not to be used for any other purpose.

Additional information is being furnished to you for your information only and is not to be used for any other purpose.

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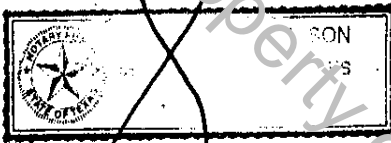
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STATE OF TEXAS

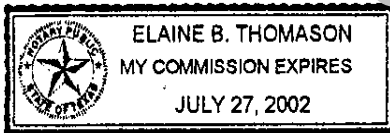
COUNTY OF HARRIS

The within and foregoing instrument was acknowledged before me on February 21, 2001, 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.



Elaine B Thomason
Notary's Signature



10159351

STATE TAX	STATE OF ILLINOIS  FEB.27.01 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000003985	REAL ESTATE TRANSFER TAX 0054000 FP 102808
COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX  FEB.27.01 REVENUE STAMP	# 0000003988	REAL ESTATE TRANSFER TAX 0027000 FP 102802

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INVESTIGATION REPORT

NO. 100-100000-1000

DATE: 10/10/2000

BY: [Illegible]

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EXHIBIT A

DESCRIPTION OF PROPERTY

Lot 3A in the re-subdivision recorded as document No. 19421332 of Lot Three in Block Ten in Athenia Park Subdivision, being a Subdivision of the Northeast Quarter of Section Twenty-Four, Township Thirty-Five, Range Thirteen, East of the Third principal meridian, recorded October 23, 1956 as documents No. 16734380, except that part taken for highway purposes, according to condemnation Case No. 84L50966 June 10, 1986, in Cook County.

Plot # 31-24-207-032
401 West Lincoln Hwy
Olympia Fields, IL

After recording, return to:

DIRK VAN BEEK

15525 S. Park Ave

South Holland, ILLINOIS

60473

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