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2001-08-21 13:28:54
Cook County Recorder 27.00



0010769927

This instrument prepared by:
Susan M. Slatton
12700 Northborough
Houston, TX 77067

AFTER RECORDING
RETURN TO:
JAMES P. ARANT, ATTY
777 HINMAN ST
EVANSTON IL 60201

SPECIAL WARRANTY DEED

10 of 3
7891804 2288
1081687

4

THIS IS A DEED dated August 12, 2001, effective Aug. 16, 2001 by Equilon Enterprises LLC, a Delaware limited liability company, having an office at 12700 Northborough, Houston, Texas 77067 ("Grantor") to Bank Chicago f/k/a East Side Bank and Trust Company, not personally, but as trustee under Trust Agreement dated March 16, 2000, and known as Trust Number 5010, with an address of 8601 W. Ogden Ave., Lyons, IL 60534, ("Grantee").

GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described Premises situated at 11501 S. Halsted, City of Chicago, County of Cook, State of Illinois;

See attached Exhibit "A" for description

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;

together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon;

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

BOX 333-CTI

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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; and

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

Grantee covenants, as part of the consideration for this conveyance, as follows:

1. No basement will be constructed on the Premises;
2. No potable drinking water well will be installed on the Premises;
3. An asphalt or concrete cap will be maintained on the Premises to prevent access to the native soils;
4. All soil or groundwater removed from the Premises will be disposed of in accordance with all applicable environmental laws, statutes, rules and regulations;
5. Grantor may hereafter record against the Premises any No Further Remediation letters or similar documents (collectively "NFR Letter") 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;
6. Grantee shall comply with all of the terms and conditions of such NFR Letters;
7. Any obligation of Grantor to Grantee to perform or pay for any remediation of the environmental condition of the Premises is limited to taking only such action as may be required by the Illinois Environmental Protection Agency or other government agency having jurisdiction over the Premises for the issuance of an NFR Letter for the Premises. Grantee agrees that Grantor is not required to remove or dispose of, or reimburse Grantee for the cost of removal or disposal of, soil or groundwater on the Premises that is not required to be removed in order to obtain an NFR letter.

Grantor's waiver of any breach of the foregoing covenants and restrictions shall not constitute a waiver of the covenants or restrictions nor of any subsequent breach hereof. The foregoing

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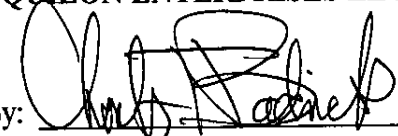
covenants and restrictions shall run with the land, shall bind Grantee=s heirs, administrators, executors, successors and assigns, and shall inure to the benefit of Grantor=s successors and assigns.

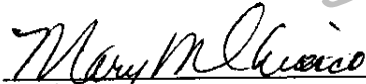
SUBJECT to the foregoing, Grantor covenants with Grantee that Grantor will warrant and defend title to the Premises against the lawful claim of all persons claiming by, through or under Grantor, but not otherwise.

EXECUTED by Grantor as of the date first herein specified.

WITNESS:


EQUILON ENTERPRISES LLC

Mc By: 
Charles T. Badrick
Attorney-in-Fact


Mary M. Chiocco

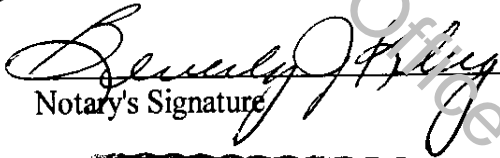
STATE OF TEXAS

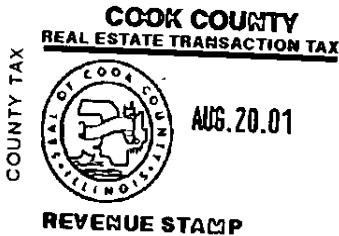
COUNTY OF HARRIS

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	AUG. 20. 01	0036100
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000013652	FP 102808

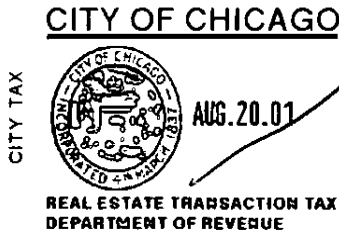
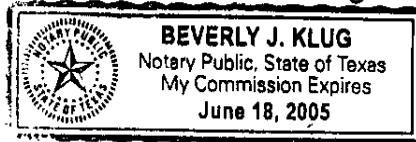
The within and foregoing instrument was acknowledged before me on Aug 14, 2001 by Charles T. Badrick, Attorney-in-Fact, for Equilon Enterprises LLC, a Delaware limited liability company, on behalf of the company.

WITNESS my hand and official seal


Notary's Signature



REAL ESTATE TRANSFER TAX
0018050
FP 102802

0000013677

REAL ESTATE TRANSFER TAX
0270750
FP 102805

0000006947

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EXHIBIT A

DESCRIPTION OF PREMISES

PARCEL ONE:

LOTS 46, 47, 48 AND THE NORTH $\frac{1}{2}$ OF LOT 49 (EXCEPT FROM LOTS 46, 47, 48 AND THE NORTH $\frac{1}{2}$ OF LOT 49 THAT PART LAYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 21) IN SHARPSHOOTERS PARK SUBDIVISION OF PART OF SHARPSHOOTER'S PARK, SAID PARK BEING A SUBDIVISION OF THE WEST $\frac{1}{2}$ OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SOUTHWEST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 37 NORTH,
RANGE 14, EAST OF THE

Property of Cook County Clerk's Office

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