

UNOFFICIAL COPY 0020432374

3164/0054 33 001 Page 1 of 5

2002-04-16 09:56:54

Cook County Recorder 29.50



0020432374

GENERAL WARRANTY DEED

FOR PROPERTY COMMONLY KNOWN AS:

6717 W CERMAK ROAD
BERWYN IL 60402

PIN: 16-30-200-016

STEWART TITLE
2055 W. ARMY TRAIL ROAD
ADDISON, IL 60101
630-889-4000

STI # 172643
D. PUDELEK

STEWART TITLE OF ILLINOIS
2 NORTH LA SALLE STREET, SUITE 1820
CHICAGO, IL 60602

UNOFFICIAL COPY

0020432374

GENERAL WARRANTY DEED

STATE OF ILLINOIS

COUNTY OF COOK

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

That Kwock Ning Moy and Ngan Tail Chan, individuals (collectively, "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to the undersigned paid by Exxon Mobil Corporation, a New Jersey corporation ("Grantee"), the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto Grantee, all those certain tracts of land situated in Cook County, Illinois, and more fully described in Exhibit "A" attached hereto and made a part hereof, together with all buildings, structures, fixtures, and improvements located thereon (the "Property") Grantor hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: those exceptions, reservations and other matters described in Exhibit "B" attached hereto and made a part hereof for all purposes, to the extent the same are valid and subsisting and affect the Property ("Permitted Encumbrances").

TO HAVE AND TO HOLD THE PROPERTY, together with all and singular the rights and appurtenances thereunto in anywise belonging unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Current real estate taxes and assessments affecting the Property have been prorated between the parties and the payment of same is hereby assumed by the Grantee.

Executed this 20th day of March, 2002.

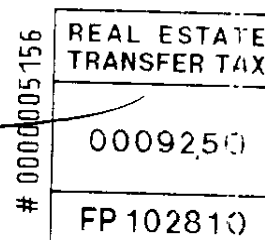
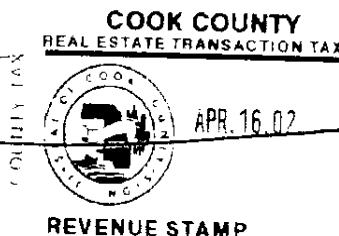
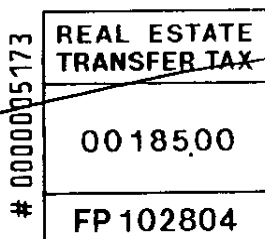
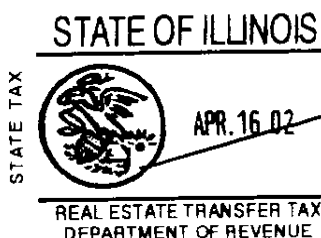
Grantee's Address
Exxon Mobil Corporation
3225 Gallows Road
Fairfax, VA 22037
Attn: Fuels Marketing Real Estate Dept.

Kwock Ning Moy

KWOCK NING MOY

Ngan Tail Chan

NGAN TAIL CHAN



UNOFFICIAL COPY

0020432374

Exhibit "A"
Legal Description

Lot 3 (except the North 7 feet thereof) of said Lot conveyed to the City of Berwyn for Street) in block 1 of Klima's Subdivision of Lot 1 and 2 in the partition of the West 51.49 acres of the West ½ of the Northwest ¼ of Section 30, Township 39 North, Rang 13 West of the Third Principal Meridian, per Doc No. 5378202 recorded March 18, 1914, in Cook County, Illinois

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

0020432374

Exhibit "B" **Permitted Exceptions**

1. Taxes for years 2001, 2002 and subsequent years.
2. Matters disclosed by a survey by PS Business Consultants, Inc., dated September 19, 2001, Field Book Number 718, as follows:
 - a. Encroachment of the building located mainly on subject land over and onto the East and adjoining a distance of 0.38 feet, more or less.
 - b. Encroachment of the building located mainly on subject land over and onto land North and adjoining a distance of 0.27 feet at the Northeast corner and -.21 feet at the Northwest corner.
 - c. Adverse encroachment of the building located mainly on the land West and adjoining, over and onto the subject land a distance of 0.63 feet, more or less.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

0020432374

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KWOCK NING MOY and NGAN TAIL CHAN personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28th day of March, 2002



Robert J. Lovero (Notary Public)

Prepared By: ROBERT J. LOVERO
6536 W. CERMAK ROAD
BERWYN, Illinois 60402

Mail To:
EXXONMOBIL CORPORATION
3225 GALLOWS ROAD
FAIRFAX, Virginia 22037

Name & Address of Taxpayer:
EXXONMOBIL CORPORATION
3225 GALLOWS ROAD
FAIRFAX, Virginia 22037

