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This document prepared by: Beverly J. Klug **Equilon Enterprises LLC** 12700 Northborough

Houston, TX 77067

Doc#: 0327911209 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 10/06/2003 11:04 AM Pg: 1 of 3

When recorded return by mail to: Steve & Jarilyn Stavropoulos 10025 South Oakley Avenue Chicago, IL 60643-1923

SPECIAL WARRANTY DEED

THIS IS A DEED dated July 22, 2003, effective September 26, 2003 by Equilon Enterprises LLC, a Delawire limited liability company, having an office at 12700 Northborough, Houston, Texas 77067 ("Granter") to Steve and Jarilyn Stavropoulos, as husband and wife having an address of 10025 South Oakley Avenue, Chicago, IL 60643 ("Grantee").

GRANTOR, for good and valuriole consideration of Ten Dollars (\$10.00) received, hereby grants and conveys to Grantee the following leacribed Premises situated at 701 S. Mannheim, in the County of Cook. State of Illinois descriped 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, phosphar, 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 lear e the Premises herein conveyed for such purposes, and all mineral and royalty rights whatsoever in, ou 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 Premise's.

TO HAVE AND TO HOLD the same 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.

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.

BOX 333-CTI

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COUNTY TAX

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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 restriction or limitations on the Premises greater than the restrictions contained in this deed or gary 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, ad ninistrators, 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.

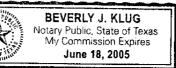
EXECUTED by Grantor as of the date first herein specified.

REVENUE STAMP FOUILON ENTERPRISES LLC WITNESSES: # 0000056948 Charles T. Badrick TRANSFER ornev-in-Fact 0006250 STATE OF ILLINOIS AL ESTATE 102802 RANSFER TAX STATE OF TEXAS OCT.-2.03 **COUNTY OF HARRIS** REAL ESTATE TRANSFER TAX FP 102808 DEPARTMENT OF REVENUE

The within and foregoing instrument was acknowledged before me on July 23, 2003, 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.

CERTIFICATION OF COMPLIANCE Willage of Mestchester 9-26-03 Wtt



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EXHIBIT A

DESCRIPTION OF PREMISES

PARCEL 1:

LOTS 326, 327, 328, 329, 330, 331 AND 332 IN WILLIAM ZELOSKY'S WESTCHESTER, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 333 AND 334 IN WILLIAM ZELOSKY'S WESTCHESTER, BEING A SUDIVISION OF (EXCEPT RAILROAD LANDS OF CHICAGO WESTCHESTER AND WESTERN RAILROAD AND CHICAGO MADISON NORTHERN RAILROAD) 1.07S 12 AND 13 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RYNGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.