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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

8129521 PZ SCG 282
635 ZD 1256218

SPECIAL WARRANTY DEED

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

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GRANTOR, for good and valuable consideration of Ten Dollars (\$10.00) received, hereby grants and conveys to Grantee the following described Premises situated at **701 S. Mannheim**, in the **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 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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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 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.

WITNESSES:


[Handwritten signatures of witnesses]

By: **FOULON ENTERPRISES LLC**


[Handwritten signature of Charles T. Badrick]
 Charles T. Badrick
 Attorney-in-Fact

STATE OF TEXAS

COUNTY OF HARRIS

STATE TAX

 OCT. - 2.03
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0189500000 #
 REAL ESTATE TRANSFER TAX
 OCT-2003
 FP 102808


COUNTY TAX

 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP
 OCT - 2.03
 # 0000056948
 REAL ESTATE TRANSFER TAX
 00062.50
 FP 102802

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.

TRANSFER STAMP
 CERTIFICATION OF COMPLIANCE
 Village of Westchester
 9-26-03 *[Handwritten initials]*

[Handwritten signature of Beverly J. Klug]
 Notary's Signature


BEVERLY J. KLUG
 Notary Public, State of Texas
 My Commission Expires
 June 18, 2005

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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 SUBDIVISION OF (EXCEPT RAILROAD LANDS OF CHICAGO WESTCHESTER AND WESTERN RAILROAD AND CHICAGO MADISON NORTHERN RAILROAD) LOTS 12 AND 13 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office