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03-19760

ILLINOIS STATUTORY WARRANTY DEED
LIMITED LIABILITY COMPANY TO
INDIVIDUAL



RETURN TO: James P. Arndt
777 Hinman Avenue, #36
Evanston, IL 60202

Doc#: **0406527154**
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 03/05/2004 02:40 PM Pg: 1 of 5

SEND SUBSEQUENT TAX BILLS TO:
SJM ENTERPRISES
YO SULEIMAN MOHAMMAD
8941 S. SPROAT
OAK LAWN, IL 60453

THE GRANTOR, Petrol Properties, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Wisconsin and duly authorized to transact business in the State of Illinois for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Conveys and Warrants** to SJM ENTERPRISES, INC. AN ILLINOIS CORPORATION
8941 S. SPROAT, OAK LAWN, IL 60453 of the City of OAK LAWN County of Cook, State of Illinois, the following described Real Estate, to wit:

as per Exhibit A, attached

NOTE: IF ADDITIONAL SPACE IS REQUIRED FOR LEGAL DESCRIPTION, PLEASE ATTACH A SEPARATE 8 1/2 X 11 1/2 inch sheet situated in the City of Chicago, County of Cook, in the State of Illinois.

Permanent Tax Identification No(s): 20-09-416-075-0000
20-09-416-074-0000
20-09-416-073-0000

Property address: 300 W. Garfield, Chicago, IL 60609

IN WITNESS WHEREOF, Petrol Properties, LLC sets its hand this 22nd day of January, 2004.

WITNESS: *Drake James Leoris, Jr.*

Printed: Drake James Leoris, Jr.

PETROL PROPERTIES, LLC

By: *Yogi Bhardwaj*

Printed: Yogi Bhardwaj

its authorized agent/member
Title

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State of Illinois)
) SS.
County of Cook)

The foregoing instrument was acknowledged before me this 22nd day of January, 2004 by Veggi Bhordwaj, authorized agent/member of PETROL PROPERTIES, LLC, a Wisconsin limited liability company, on behalf of the company.

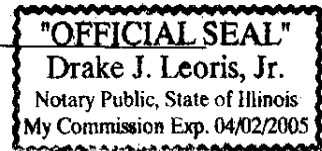
Given under my hand and notarial seal, this 22nd day of January, 2004.



Notary Public

My commission expires on _____

impress seal here

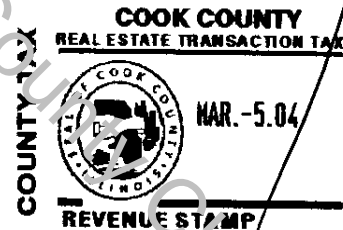


City of Chicago
Dept. of Revenue
332583
03/05/2004 14:07 Batch 06214 43



Real Estate
Transfer Stamp
\$5,625.00

AFFIX TRANSFER



REAL ESTATE TRANSFER TAX
0037500
FP326670

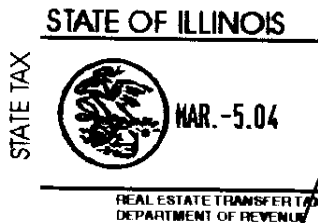
0000124262

OR

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph _____, Section 4 of said Act.

Buyer, Seller or Representative _____ Date: _____

This instrument prepared by:
Drake James Leoris, Jr.
LEORIS & COHEN, P.C.
622 Laurel Avenue
Highland Park, IL 60035



000001824

REAL ESTATE TRANSFER TAX
0075000
FP326660

WARDED1.LLC/1

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Property Address: 300 W. GARFIELD BLVD.
CHICAGO, IL 60609

PIN #: 20-09-416-073
20-09-416-074
20-09-416-075

PARCEL 1:

Lots 1 and 4 in Division 40 of Block 2 in Carr's Resubdivision of Kedzie's Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

ALSO

PARCEL 2:

Lot 4 in Division 37 of Block 2 in Carr's Resubdivision of Kedzie's Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Lot 4 in Division 36 and Lot 1 in Division 77 in Block 2 in Carr's Resubdivision of Kedzie's Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

CASE NUMBER 03-19760

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EXHIBIT A

SUBJECT TO:

(a) taxes and assessments (both general and special) not now due and payable;

(b) zoning ordinances, subdivision and planning laws and regulations and code restrictions and all laws, rules and regulations relating to land and structures and their use, including, but not limited to, governmental regulations relating to buildings, building construction, building line and use and occupancy restrictions, and violations of any of the foregoing; (c) easements, conditions, reservations, agreements and restrictions of record, if any; (d) such a state of facts as an accurate survey might show; and (e) all legal roads and highways.

AND GRANTOR, subject to the Permitted Exceptions, covenants with said GRANTEE THAT GRANTOR will forever warrant and defend the title to the above-granted Property against all persons lawfully claiming the same by, through or under GRANTOR, but against none other; provided, however, that any one claim or all claims and demands in the aggregate, pursuant to the warranty, shall in no event exceed the amount of consideration paid by GRANTEE to GRANTOR, which the parties agree is Seven Hundred Fifty Thousand (\$750,000.00) Dollars.

To reduce risks to human health and/or the environment, and to permit application of corrective action standards which are consistent with the nonresidential use (or other lower-risk use) of the Property, this conveyance is made by GRANTOR and accepted by GRANTEE upon the express condition and subject to the restrictions and covenants that: (i) that the Property shall not be used or occupied (if used or occupied at all) for residential purposes or for purposes of a child care or elder care facility, a nursing home facility or hospice, a hotel or motel, a medical or dental facility, a school, a church, a park, or a hospital; (ii) any building constructed on the Property shall have a slab-on-grade foundation with the top of the slab at or above surface level; and (iii) no water supply wells of any kind (including, without limitation, water wells used for drinking, bathing or other human consumption purposes and water wells used for livestock, farming or irrigation) shall be installed or used on the Property (collectively, "Exposure Restriction") provided, however, that the Exposure Restriction does not prohibit the installation or use of any compliance wells, or any groundwater monitoring, recovery or extraction wells or similar devices used for or related to the performance of assessments, remediation or any other corrective

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EXHIBIT A (Cont'd.)

action on the Property now or in the future. GRANTEE hereby agrees to indemnify, defend and hold harmless GRANTOR from and against any and all losses, damages, claims, suits or actions, judgments and costs (including reasonable attorney fees) that arise out of or relate to any use of the Property which is in violation of or inconsistent with the Exposure Restriction. The Exposure Restriction shall run with the Property and each portion thereof for the benefit of GRANTOR and shall bind GRANTEE, its successors, assigns and all future owners of the Property, and their respective directors, officers, employees, contractors, agents, representatives, lessees, licensees, invitees, and any user or occupant of all or any portion of the Property.