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Doc#: 0409229147
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 04/01/2004 10:31 AM Pg: 1 of 4

ST 505-9218 D2 MS

THIS DOCUMENT WAS PREPARED BY:

KEITH A. ROSS, ESQ.
LEVENFELD PEARLSTEIN
TWO NORTH LASALLE STREET
SUITE # 1300
CHICAGO, IL 60602

AFTER RECORDING MAIL TO:

EARL WEISS, ESQ.
LEVEN AND ROSEN, LTD.
4051 OLD ORCHARD ROAD
SKOKIE, IL 60076

Property of Cook County Clerk's Office

4/13

Box 400-CTCC

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SPECIAL WARRANTY DEED

THIS IS A DEED dated March 12, 2004, effective March 12, 2004, by Interra Petrosites (Series Chicago), L.L.C., a series of Interra Petrosites, L.L.C., a Delaware limited liability company, having an office at 541 N. Fairbanks Court, Suite 1890, Chicago, Illinois 60611 ("Grantor") to Lakeside Bank not personally but as Trustee under Trust Agreement dated March 5, 2004 and known as Land Trust Number 102674, with an address c/o 823 N. Western, Chicago, Illinois 60622 ("Grantee").

GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described property situated at southeast corner of Grand Avenue and Pulaski, Chicago, Illinois, Cook County;

See attached **Exhibit A** for legal description

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

TO HAVE AND TO HOLD the Property 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 Property;

Recorded 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 and any liens for special assessments, which in each case as of the date hereof are not delinquent or yet due and payable; and

The covenants, conditions, restrictions and agreements set forth in that certain Special Warranty Deed dated December 12, 2003, effective December 15, 2003 by which Grantor was conveyed title to the subject property which was recorded with the Cook County Recorder on December 30, 2003 and bears document number 0336433116.

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

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

Permanent Index Numbers (PIN): 16-02-123-002-0000 and 16-02-123-003-0000

Property Address 3965 W. Grand Ave. Chicago IL

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EXECUTED by Grantor as of the date first herein specified.

INTERRA PETROSITES (SERIES CHICAGO),
L.L.C., a series of Interra Petrosites, L.L.C., a
Delaware limited liability company

By: [Signature]
Name: Thomas Gamsjaeger
Title: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COCK)

The within and foregoing instrument was acknowledged before me on March 12, 2004
by Thomas Gamsjaeger, as Manager of Interra Petrosites (Series Chicago), L.L.C., a series of
Interra Petrosites, L.L.C., a Delaware limited liability company, on behalf of said limited liability
company.

WITNESS my hand and official seal

[Signature]
Notary's Signature

Prepared by:


Keith A. Ross, Esq.
Levenfeld Pearlstein
Two North LaSalle Street
Suite 1300
Chicago, Illinois 60602


Mail Subsequent Tax Statements to:


c/o Elite Car Wash
823 N. Western
Chicago, IL 60623

When Recorded Mail to:

Earl Weiss, Esq.
Levin and Rosen, Ltd.
4051 Old Orchard Road
Skokie, Illinois 60076

STATE TAX		STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
		MAR. 31. 04	00400.00
REAL ESTATE TRANSFER TAX		DEPARTMENT OF REVENUE	FP 103024
# 0000000173			

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	MAR. 31. 04	00200.00
REVENUE STAMP	# 0000000175	FP 103022

CITY TAX	CITY OF CHICAGO REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	MAR. 31. 04	03000.00
DEPARTMENT OF REVENUE	# 0000000097	FP 103023

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EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

LOTS 4 AND 5 IN BLOCK 2 IN THOMAS J. DIVEN'S SUBDIVISION OF BLOCKS 7 TO 11 IN FREERS SUBDIVISION IN THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office