

UNOFFICIAL COPY

8090 - Dempster & Harlem Avenue
NILES, ILLINOIS (1)



SPECIAL WARRANTY DEED

Doc#: 0412518024
Eugene "Gene" Moore Fee: \$50.50
Cook County Recorder of Deeds
Date: 05/04/2004 10:44 AM Pg: 1 of 3

KNOW ALL MEN BY THESE PRESENTS:

That SUSAN SANDELMAN AS TRUSTEE OF THE ALEFF TRUST, a Trust, having an office c/o Kin Properties, Inc., 77 Tarrytown Road, Suite 100, White Plains, New York 10607, Grantor, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, to it paid by MARATHON ASHLAND PETROLEUM LLC, a Delaware limited liability company, having offices at 539 South Main Street, Findlay, Ohio 45840, Grantee, the receipt whereof is hereby acknowledged, does hereby sell and convey to the said Grantee, its successors and assigns, the Real Estate, together with the buildings and improvements thereon erected, situated in the County of Cook and State of Illinois and bounded and described as set forth in Schedule "A" which is attached hereto and made a part hereof.

SUBJECT to all easements, agreements and restrictions of record.

TO HAVE AND TO HOLD said premises, together with all the privileges and appurtenances thereunto belonging and all the estate and rights of Grantor in and to the premises, unto Grantee, its successors and assigns forever.

AND the said Grantor for itself and its successors and assigns, does hereby covenant with the said Grantee, its respective successors and assigns, that it is lawfully seized of the premises aforesaid, that the said premises are FREE AND CLEAR FROM ALL ENCUMBRANCES WHATSOEVER, except all easements, agreements and restrictions of record; and that it will forever, subject as aforesaid, WARRANT AND DEFEND all and singular the premises with all appurtenances thereunto belonging, unto the said Grantee, its respective successors and assigns, against the lawful claims of all persons whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor.

IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed as of this 13th day of January, 1998.

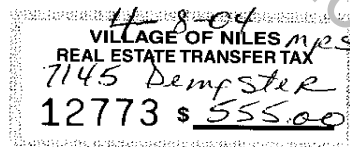
SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Witness Michelle Gulker

ALEFF TRUST

By:
Susan Sandelman as Trustee

Witness Nancy O. Conklin



Prepared by:

Laurel Gibaldi, Esq.
Kin Properties, Inc.
77 Tarrytown Road, Suite 100
White Plains, New York 10607

Record and Return to:

Cynthia L. Snyder, R.E. Coordinator
Marathon Ashland Petroleum LLC
539 South Main Street
Findlay, Ohio 45840-3295

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WE HEREBY CERTIFY THIS IS
A TRUE AND ACCURATE COPY
OF THE ORIGINAL INSTRUMENT.

LAWYERS TITLE INSURANCE CORP.

UNOFFICIAL COPY

SCHEDULE A

COUNTY: COOK

STATE: ILLINOIS

Lots fourteen (14), fifteen (15), sixteen (16), seventeen (17) and eighteen (18) in Dempster Park, a subdivision of Lot four (4) in Dilg's subdivision in the northwest quarter (NW-1/4) of Section nineteen (19), Township forty-one (41) North, Range thirteen (13), East of the Third Principal Meridian, according to the plat recorded July 1, 1926 as Document No. 9326564 in Cook County, Illinois; Subject to: (1) General real estate taxes; (2) Covenants and restrictions contained in Document Nos. 11940428 and 11959652; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Grantee covenants and agrees as a part of the consideration hereof that the premises herein conveyed shall not be used for the purposes of a motel nor for the purposes of the sale or distribution of intoxicating liquors or malt beverages. This restriction shall be a covenant running with the land and shall be binding upon all parties and all persons claiming under them and shall continue in full force and effect unless modified or terminated by resolution duly adopted by the Trustees of the Village of Niles, Illinois.

CLERK'S OFFICE
of Cook County Clerk's Office