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Illinois Site # __ -2001 23364

SPECIAL WARRANTY DEED

as UF

THIS AGREEMENT, made this ________ day of October, 2004, between U.S. BANK NATIONAL ASSOCIATION (successor in interest to State Street Bank and Trust Company of Connecticut, National Association), not in its individual capacity, but solely as Trustee of Convenience Statutory Trust - 2001, a Connecticut statutory trust, party of the first part, and 7-ELEVEN, INC., a Texas corporation having its principal office at the following address - _______ 23364 7-Eleven Inc., Tax Dept # _______, P.O. Box 711, Dallas, TX 75221-0711, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE,

by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto the party of the second part, all the following described real estate, situated in the County of Look and State of Illinois known and described as follows, to wit:



Doc#: 0431034140 Eugene "Gene" Moore Fee: \$62.50 Cook County Recorder of Deeds Date: 11/05/2004 04:15 PM Pg: 1 of 6

LEGAL DESCRIPTION ATTACHED HEPETO AS EXHIBIT A AND MADE A PART HEREOF

Address of Real Estate: 11459 S. Kelzie Ave., MERRIONETTE PARK, IL PIN: 24-24-116-022-0000 24-24-116-023-0000

and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right title, interest, claim or demand whatsoever, of the part of the first part, either in law of equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part. forever.

AND the party of the first part, for itself, and its successors, does covenant, promise and agree, with the party of the second part, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to easements, conditions and restrictions of record.

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Except As expressly provided for herein, this Deed is expressly made without recourse, representation or warranty (express or implied). Grantee acknowledges that the above described property is transferred by Grantor in "AS IS", "WHERE IS" condition, with all faults.

It is expressly understood and agreed by the parties hereto that (a) this Deed is executed and delivered by U.S. Bank National Association, as successor-in-interest to State Street Bank and Trust Company of Connecticut, National Association ("U.S. Bank"), not in its individual capacity but solely as Trustee under the Declaration of Trust dated as of January 23, 2001, as amended and restated by Amended and Restated Declaration of Trust Convenience Statutory Trust-2001 dated as of January 25, 2001 (the "Trust Agreement"), in the exercise of the powers and authority conferred and vested in it as the Trustee under the Trust Agreement and (b) each of the undertakings and agreements herein made on the part of Grantor is made and intended not as a personal representation, undertaking and agreement by U.S. Bank but is made and intended for the purpose for binding only Grantor.

IN WITNESS WIEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

> U.S. BANK NATIONAL ASSOCIATION, not in its individual capacity but solely as Trustee or Convenience Statutory Trust - 2001

> > Suxun Free

Susan Freedman

Vice President

October 8, 2004

Clothis I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph 6- Section 4 of the Real Estate Transfer Tax Act.

This Instrument was prepared by: Chadbourne & Parke, LLP 30 Rockefeller Plaza New York, New York 10112 Thomas E. Charbonneau, Esq.

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STATE OF NEW YORK)
) ss
COUNTY OF NEW YORK)

I the undersigned a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Susan Freedman personally known to me to be the Vice President of U.S. Bank National Association, a national banking association and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Vice President she signed and delivered the said instrument pursuant to authority given by the board of directors of said association as her free and voluntary act, and as the free and voluntary act and deed of said association, for the uses and purposes therein set forth.

Given under my hand and official seal, this day of October, 2004

MAIL TO: 7-Eleven, Inc. Tax Dept # 2,3364 P.O. Box 711, Dallas, TX 75221-0711

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EXHIBIT A

LEGAL DESCRIPTION

That part of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 37 North, Range 13, East of the Third Principal Meridian, lying South of a line 135 feet North of and parallel to the Northerly line of 115th Street and West of a line 140 feet East of and parallel to the Easterly line of Kedzie Avenue, in Cook County, Illinois;

ALSO

The West 17 Leet of Lots 5 and 6 in Finitzo's Shelley Lane Subdivision of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 37 North, Range 13 East of the Third Principal Meridian (except that part thereof lying South of a line 135 feet North of and parallel to the Northerly line of 115th Street and West of a line 140 feet East of and parallel to the Easterly line of Kedzie Avenue), in Cook County, Maois;

All of the above-described property being that property conveyed by Deed dated June 2, 1981 recorded September 16, 1981 commitment number 26000534 from Shell Oil Company, a Delaware corporation, to Consolidated Corporation, a Texas corporation;

Exception from the above-described property that part thereof described below conveyed by Deed dated February 16, 1983 recorded April 26, 1983 as Document Number 26582696 from The Southland Corporation, a Texas corporation, to the People of the State of Illinois, for the use and benefit of the Department of Transportation, described as follows:

That portion of that part of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 37 North, Range 13, 2/2st of the Third Principal Meridian, lying South of a line 135 feet North of and parallel to the Northerly line of 115th Street and West of a line 140 feet East of and parallel to the Easterly line of Kedzie Avenue, in Cook County, Illinois, bounded and described as follows:

Beginning at the Southwest corner of the above described property; thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds West 20 feet along the Easterly line of Kedzie Avenue; thence South 44 degrees 45 minutes 24 seconds East 28.40 feet to a point in the Northerly line of 115th Street; thence North 89 degrees 30 minutes 49 seconds West 20.00 feet along the said Northerly line of 115th Street to the point of beginning, in Cook County, Illinois.

FFCA No. 8000-6831
Store No. 23364/Southland
11459 South Kedzie Avenue
Chicago, IL, County of Cook
MERRIOIVETTE PARK IL

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STATEMENT BY GRANTOR AND GRANTEE

The grantor of his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated (COFO)	21 8 , 20 0 4 5	DEE ATTACHMENT B	
	Si	gnature Juan Juan	
Subscribed and	l swort to before me		
by the said this7#	day of October, , 2004	Joshua W. Tripi Notary Public	
Notary Public	100 JO	My Commission Expires February 7, 2008	

The grantee or his agent affirms that, to the best of ris knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 8, 2004

TEleven, inc., a Texas corporation

Signature

J. Donald Stevenson, Tr.

Assistant Secretary

by the said Assistant Sacratary

this 8 th day of October, 2004

Bellyh. Johns

Notary Public

Notary Public

Notary Public

Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C Misdemeanor for the first offence and of a Class A Misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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SELLER/ GRANTOR Attachment B

Seller/Grantor

U.S. Bank National Association (successor in interest to State Street Bank and Trust Company of Connecticut, National Association), not in its individual capacity, but solely as Trustee of Convenience Statutory Trust-1999 or 2001

Address
c/o U.S. Bank National Association
One Federal Street
3rd Floor
Boston, Massachuserts 02110