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0503402235D

Doc#: 0503402235  
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 02/03/2005 09:35 AM Pg: 1 of 6

4-10-04  
10-1-04  
12-1-04

Property of Cook County Clerk's Office

Space Above This Line For Recorder's Use

**SPECIAL WARRANTY DEED**

THIS IS A SPECIAL WARRANTY DEED dated November 3, 2004, effective November 5, 2004, by EQUILON ENTERPRISES LLC, a Delaware limited liability company, with offices at 12700 Northborough, Ste. 100, Attn: Real Estate Administration, Houston, Texas 77067, (herein called "Grantor") to Majeed Limited, an Illinois corporation, with an address of 5545 W. Diversey, Chicago, Illinois 60639 (herein called "Grantee").

GRANTOR, for good and valuable consideration received, hereby grants to Grantee the following described property (the "Property") situated at 5545 W. Diversey, in the City of Chicago, County of Cook, State of Illinois;

6  
IX

See Attached Exhibit A for Description

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 Property herein conveyed for such purposes, and all mineral and royalty rights whatsoever in, on or under and pertaining to the Property but without the right to use, or right of any ingress to or egress from the surface of the Property herein conveyed for exploration or producing purposes.

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 Property.

BOX 333-CP

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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.

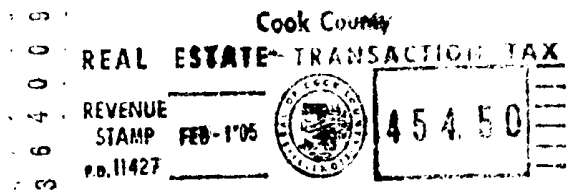
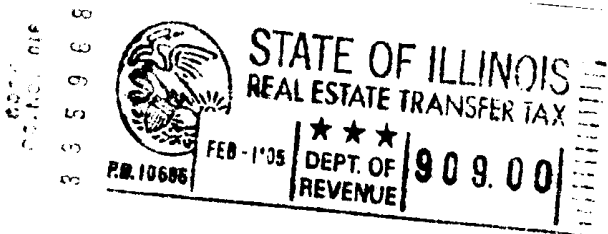
The lien for real property taxes and any liens for special assessments, which as of the date hereof are not due and payable.

Grantee covenants, as part of the consideration for this conveyance, as follows:

(a) no basement will be constructed on the Property, (b) no potable water well will be installed or maintained on the Property, (c) if, and to the extent, necessary, as determined by Grantor, in Grantor's sole discretion, Grantee will maintain, at Grantee's sole expense, an engineered barrier on the Property to prevent access to native soils, (d) the use of the Property will be restricted to commercial or industrial purposes only, (e) all soils or liquids removed or excavated from, or disturbed on, the Property will be handled and disposed of by Grantee in accordance with all applicable environmental laws, statutes, rules and regulations, at Grantee's expense, (f) all worker safety requirements for handling petroleum contaminated soil or groundwater will be observed, (g) Grantor is authorized by Grantee to record against the Property such No Further Remediation letters or similar documents (collectively "NFR Letters") as may be issued by the Illinois Environmental Protection Agency or other government agency having jurisdiction over the Property, and Grantee shall execute all documents and take all action as required of Grantee for the issuance and recording of such NFR Letters against the Property; provided, however, such NFR Letters do not contain any restrictions, conditions or limitations on the Property other than those (i) provided for, or allowed to be imposed by Grantor, in this Deed, or (ii) otherwise applicable to the Property, and (h) Grantee shall comply, at Grantee's expense, with all of the terms and conditions of such NFR Letters.

The foregoing covenants, conditions, restrictions and agreements (i) shall run with the land, (ii) shall bind Grantee's heirs, administrators, executors, successors and assigns, and subsequent owners, lessees and occupants of the Property, and (iii) are made for, and shall inure to the benefit of, Grantor and its 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 claims of all persons claiming by, through, or under Grantor, but not otherwise.



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EXECUTED by Grantor as of the date first herein specified.

GRANTOR:

EQUILON ENTERPRISES LLC,  
a Delaware limited liability company

<sup>NK</sup>  
By: *Charles T. Badrick*  
Name: Charles T. Badrick  
Title: Attorney-in-Fact  
Date: 11/4/04

AGREED AND ACCEPTED:

GRANTEE:

Majeed Limited,  
an Illinois corporation

By: *Jamran Hatan*  
Name: Jamran Hatan  
Title: Pres  
Date: 11/3/04

Address of Property:  
5545 W. Diversey  
Chicago, IL 60639

PIN: 13-28-300-058-0000 4-13-28-300-007

City of Chicago  
Dept. of Revenue  
358729



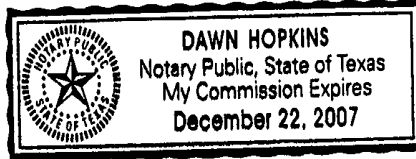
Real Estate  
Transfer Stamp  
\$7,455.00

11/10/2004 15:07 Batch 02215 50

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State of Texas )  
 ) §  
County of Harris )

The within and foregoing instrument was acknowledged before me this 4th day of November, 2004, by Charles T. Badnick who is the Attorney-in-Fact of EQUILON ENTERPRISES LLC, a Delaware limited liability company, on behalf of the company.



Witness my hand and official seal.

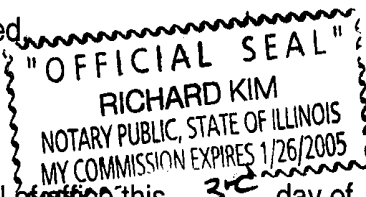
[Signature]

NOTARY PUBLIC

My commission expires: 12/22/07

State of Illinois )  
 ) §  
County of Cook )

Before me Richard Kim ~~Imran Moten~~ (here insert the name and character of the officer) on this day personally appeared Imran Moten, known to me (or proved to me on the oath of \_\_\_\_\_) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.



(Seal)

Given under my hand and seal of office this 3rd day of November, 2004.

Prepared by:  
Joseph A. Girardi, Esq.  
Henderson & Lyman  
Suite 240  
175 W. Jackson  
Chicago, IL 60604

Mail Subsequent Tax Statements to:  
MASKEE LIMITED  
5545 W. DIVERSEY  
CHICAGO, IL 60639

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When Recorded Mail to:

Grantee MASEED LIMITED  
at subject 5545 W. DIVENSON  
Property CHICAGO, IL 60639

Property of Cook County Clerk's Office

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## EXHIBIT A

### TO SPECIAL WARRANTY DEED

#### Legal Description Of Property

LOTS 18 TO 24 IN BLOCK 8 IN C.N. LOUCK'S RESUBDIVISION OF BLOCKS 1, 2, 3, 7 AND 8 OF WRIGHTWOOD AVENUE ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-28-300-058-0000  
13-28-300-007

Property of Cook County Clerk's Office