

City of Country Club Hills
Route: Crawford Avenue @
183rd Street
County: Cook
PIN: 28-34-427-001
Parcel: 0001
Owner: Fuel Service Mart, Inc.;
Chicago Petromarts, Inc.



Doc#: 0508702394
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 03/28/2005 01:32 PM Pg: 1 of 6

Address:
18250 Crawford Avenue,
Country Club Hills, Illinois 60478

CITY OF COUNTRY CLUB HILLS
EXEMPT
REAL ESTATE TRANSFER TAX
3/18/05 HST

RESERVED FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

8149104 10f5

THIS AGREEMENT, made this 8 day of December, 2004, between **FUEL SERVICE MART, INC.**, a corporation created and existing under and by virtue of the laws of the State of Missouri, and **CHICAGO PETROMARTS, INC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois, both duly authorized to transact business in the State of Illinois, party of the first part, and **CITY OF COUNTRY CLUB HILLS**, a municipal corporation, party of the second part, WITNESSETH, that the party of the first part for and in consideration of the sum of **Seven Thousand Five Hundred and 00/100's Dollars--(\$7,500.00)** and other valuable consideration in hand paid 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, its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

Legal Description: See Exhibit "A" attached hereto and incorporated herein by reference.

Permanent Index Number: 28-34-427-001

Commonly Known As: 18250 Crawford Avenue, Country Club Hills, IL 60478

Together with all 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 party of the first part, either in law or 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 thereto, unto the party of the second part, its successors and assigns forever. And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered 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, licenses, rights-of-way, appurtenances, hereditaments, patent reservations, water rights and other such matters as may appear of record, and building, use and zoning restrictions.

Exempt under provision of 35 ILCS 200/31-45,
Paragraph B, Real Estate Transfer Tax Law

03/07/05 Mark D. Mathewson
Date Buyer

WKM

DEPOSIT

UNOFFICIAL COPY

The party of the first part, without limiting the interest above granted and conveyed, does hereby acknowledge that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including any diminution in value to any remaining property of the party of the first part caused by the opening, improving and using the above-described premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the party of the second part or its agents which may cause damage to the party of the first part's remaining property.

IN WITNESS WHEREOF, to be effective the 8th day of December, 2004.

**FUEL SERVICE MART INC.,
a Missouri Corporation**

(Corporate Seal)

By: _____
Printed Name: DAVID GEORGE
Its: President

ATTEST:
By: _____
Printed Name: Michael George
Its: Secretary

STATE OF Missouri)
) SS
COUNTY OF JACKSON)

I, LINDA GUST, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID GEORGE a/the PRESIDENT and MICHAEL GEORGE, a/the SECRETARY of FUEL SERVICE MART, INC., a Missouri Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such office holders, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 8th day of December, 2004

Linda Gust
Notary Public

My Commission Expires May 14, 2007



LINDA GUST
Jackson County
My Commission Expires
May 14, 2007

Prepared by:
Mark D. Mathewson
Civiltech Engineering, Inc.
30 N. LaSalle Street, Suite 3110
Chicago, IL 60602

Grantee's Address:
City of Country Club Hills
4200 183rd Street
Country Club Hills, IL 60478

UNOFFICIAL COPY

The party of the first part without limiting the interest above granted and conveyed, does hereby acknowledge that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including any diminution in value to any remaining property of the party of the first part caused by the opening, improving and using the above-described premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the party of the second part or its agents which may cause damage to the party of the first part's remaining property.

IN WITNESS WHEREOF, to be effective the 11 day of JANUARY, 2005.

CHICAGO PETROMARTS, INC., CONTRACT BUYER
an Illinois Corporation

(Corporate Seal)

By: [Signature]
Printed Name: JERAN BURGAT
Its: PRESIDENT

ATTEST:
By: [Signature]
Printed Name: GERVAAGHESE CRETANU
Its: SECRETARY

STATE OF IL)
COUNTY OF COOK) SS

I, GARY R. STAKEN, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that JERAN BURGAT, a/the President and GERVAAGHESE CRETANU, a/the SECRETARY of CHICAGO PETROMARTS, INC., an Illinois Corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such office holders, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 11 day of JANUARY, 2005

[Signature]
Notary Public

My Commission Expires _____

Prepared by:
Mark D. Mathewson
Civiltech Engineering, Inc.
30 N. LaSalle Street, Suite 3110
Chicago, IL 60602



Grantee's Address:
City of Country Club Hills
4200 183rd Street
Country Club Hills, IL 60478

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Owner: Fuel Service Mart Inc.;
Chicago Petromarts, Inc.
Route: Crawford Avenue at 183rd Street
Section:
County: Cook
Job No. :
Parcel No.:
Station To Station
Index No.: 28-34-427-001

EXHIBIT A

Parcel 0001

The South 34.00 feet of the East 10.00 feet of Lot 1 in Cooper's Grove Resubdivision, being a subdivision of part of the Southeast Quarter of Section 34, Township 36 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded June 14, 1990 as Document No. 90283658, in Cook County, Illinois.

Said parcel containing 0.008 acre, more or less, or 340 square feet, more or less.

June 17, 2003

20030991\par 0001

Property of Cook County Clerk's Office

UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**

STATE OF ILLINOIS

COUNTY OF COOK }

Mark D. Mathewson, being duly sworn on oath, states that he resides at 30 N. LaSalle Street, Suite 3110, Chicago, Illinois 60602. That the attached deed is not in violation of 765ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

OR

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The division of Lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use of right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

UNOFFICIAL COPY

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

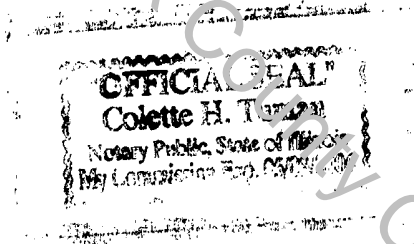
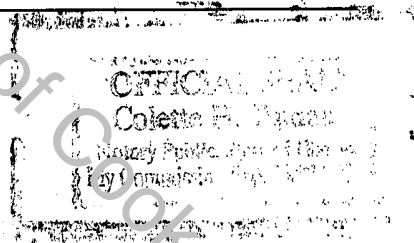
Mark D. Matherson

SUBSCRIBED and SWORN to before me

this 7th day of March, 2005.

Colette H. Simon

Notary Public



Clerk's Office