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Doc#: 0606143373 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/02/2006 02:00 PM Pg: 1 of 6

Space Above This Line For Recorder's Use

SPECIAL WARRANTY DEED

THIS IS A DEED dated February 27, 2006, effective March 1, 2006, by Equilon Enterprises LLC, a Delaware limited liability company, with an address of 12700 Northborough, Suite 100, Houston, Texas 77067 (hereinafter "Grantor"), to Zainab, Inc., an Illinois corporation, with an address of 17945 South Halsted, Homewood, IL 60430 (hereinafter "Grantee").

GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described real property commonly known as 17945 South Halsted, Homewood, Cook County, Illinois 60430 (hereinafter "Premises");

See attached Exhibit "A" for legal 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 Premises herein conveyed for such purposes, and all mineral and royalty rights whatsoever in, on or under and pertaining to the Premises but without the right to use, or right of any ingress to or egress from the surface of the Premises herein conveyed for exploration or producing purposes, all of said interests having been saved, retained, reserved and excepted in a previous conveyance of the Premises.

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TO HAVE AND TO HOLD the Premises 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 Premises;

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 in each case, as of the date hereof, are not delinquent or yet due and payable.

As additional consideration furnished by Grantee, and as an inducement to Grantor to grant and convey the Premises, Grantee hereby further agrees and covenants as follows:

1. Subject to section numbered 3 immediately below, for a period of ten (10) years, beginning on the effective date of this Deed, Grantee agrees that if the Premises is used for the sale of motor fuel, the motor fuel must be purchased from Grantor, or Grantor's successors or assigns, and the Premises must be operated pursuant to the terms and conditions of Grantor's standard Supply Agreement or its replacement (the covenants, agreements and restrictions in this section numbered 1 are hereinafter collectively referred to as the "Brand Covenant").
2. Grantee shall use, improve, lease, sell, encumber or transfer the Premises subject to the Brand Covenant. Grantee may not assign its rights or obligations under the Brand Covenant without the prior written consent of Grantor. The Brand Covenant runs with the land or leasehold interest, as applicable, will appear as a recorded item in the property records of the Premises, and is for the benefit of, and binds, the successors in interest and assigns of Grantee. Grantor's failure to enforce any breach of the Brand Covenant is not a waiver of the Brand Covenant or of any subsequent breach thereof. All purchasers, lessees, and possessors of all or any portion of the Premises and their respective heirs, successors, and assigns will be deemed by their purchase, lease, or possession to be in accord with, and shall agree to the terms of, the Brand Covenant.

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ZAINAB, Inc

By: [Signature]
Name: ABDUL BAST
Title: PRESIDENT
Date: March 1, 2006

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000002728	REAL ESTATE TRANSFER TAX
	MAR.-1.06		<u>0033275</u>
			FP 103022

State of Illinois)
County of Cook) §

Before me JAMES P. ARNDT (here insert the name and character of the officer) on this day personally appeared ABDUL BAST, 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.

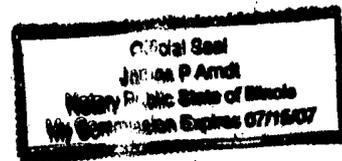
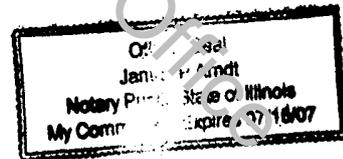
Given under my hand and seal of office this 1st day of March, 2006.

[Signature]
Notary's Signature

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

Mail Subsequent Tax Statements to:
Zainab, Inc.
17945 South Halsted
Homewood, IL 60430

When Recorded Mail to:
JAMES P. ARNDT
777 WINMAN AVE 36
EVANSTON IL 60202



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EXHIBIT A

LEGAL DESCRIPTION OF PREMISES /

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH RIGHT OF WAY LINE OF RIDGE ROAD AS DEDICATED, A DISTANCE OF 117.25 FEET NORTHEASTERLY OF THE WEST LINE OF SAID SECTION 33 AS MEASURED ALONG SAID NORTH RIGHT OF WAY LINE OF RIDGE ROAD; THENCE NORTH 62 DEGREES 21 MINUTES EAST 200 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE DUE NORTH 200.38 FEET ON A LINE PARALLEL TO SAID WEST LINE OF SECTION 33; THENCE SOUTH 62 DEGREES 21 MINUTES WEST 221.96 FEET ON A LINE PARALLEL TO THE NORTH RIGHT OF WAY LINE OF RIDGE ROAD TO THE EAST RIGHT OF WAY LINE OF HALSTED STREET AS DEDICATED; THENCE SOUTH 01 DEGREES 56 MINUTES 15 SECONDS EAST 182.23 FEET ALONG LAST SAID EAST RIGHT OF WAY LINE; THENCE SOUTHEASTERLY 16.76 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART TAKEN FOR HALSTED STREET AND RIDGE ROAD)

PIN: 29-33-100-013-0000

PROPERTY: 17945 S. HALSTED ROAD
HOMewood, IL 60430

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PLAT ACT AFFIDAVIT

STATE OF TEXAS)
) SS
COUNTY OF HARRIS)

Charles T. Badrick, being duly sworn on oath, states that he is the attorney-in-fact for Equilon Enterprises LLC, which has an office at 12700 Northborough, Houston, TX 77067, that the attached deed is not in violation of 765 ILCS 205/1 for one of the following indicated reasons:

XXX Said Act is not applicable as the grantors own no adjoining property to that described in this conveyance.

- 1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
- 2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
- 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities or pipe lines which does not involve any new street or easements of access.
- 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 6. 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.
- 7. Conveyances made to correct descriptions in prior conveyances.
- 8. The sale or exchange of parcels or tracts of land following the division into no more that 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements or access.
- 9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on the effective date of this amendatory Act of 1973.
- 10. This conveyance does not subdivide any land.

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

Charles T. Badrick

Signature

Subscribed and sworn to before me
this 2nd day of February, 2006

M. Francie Sargent

