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Doc#: 0630726097 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/03/2006 12:13 PM Pg: 1 of 5

Space Above This Line For Recorder's Use

SPECIAL WARRANTY DEED

THIS IS A DEED dated October ~~14~~¹⁹, 2006, effective October 31, 2006, by Equilon Enterprises LLC, a Delaware limited liability company, with an address of 12700 Northborough, Suite 100, Houston, Texas 77067 (hereinafter "Grantor"), to L & M Group, Inc., an Illinois corporation, with an address of 8060 Lawndale, Skokie, Illinois 60076 (hereinafter "Grantee").

GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described real property commonly known as 6659 South Wentworth, Chicago, Cook County, IL 60621 (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.

Box 400-CTCC

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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;

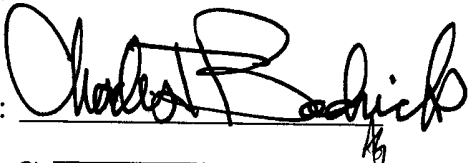
The lien for real property taxes and any liens for special assessments, which in each case, as of the date hereof, are not delinquent or yet due and payable.

Subject to all of the foregoing, Grantor covenants with Grantee that Grantor will warrant and defend title to the Premises against the lawful claim of all persons claiming by, through or under Grantor, but not otherwise.


Permanent Index Number (PIN): 20-21-217-032-0000 /
Address of Premises: 6659 South Wentworth, Cook County, IL 60621


EXECUTED by Grantor as of the date first herein specified.

EQUILON ENTERPRISES LLC


By: 

Charles T. Badrick, Manager, Real Estate Contracts

STATE OF ILLINOIS	
STATE TAX 	NOV.-2.06
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000005402	REAL ESTATE TRANSFER TAX 00810.00
	FP 103024

COOK COUNTY REAL ESTATE TRANSACTION TAX	
COUNTY TAX 	NOV.-2.06
REAL ESTATE TRANSFER TAX	
# 0000004418	00405.00
	FP 103022

REVENUE STAMP

CITY OF CHICAGO	
CITY TAX 	NOV.-2.06
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 0000004383	REAL ESTATE TRANSFER TAX 06075.00
	FP 103023

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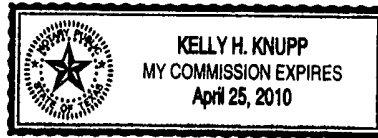
STATE OF TEXAS)
) SS
COUNTY OF HARRIS)

The within and foregoing instrument was acknowledged before me on ~~September~~ ^{October} 19th, 2006 by Charles T. Badnick, Manager, Real Estate Contracts for Equilon Enterprises LLC, a Delaware limited liability company, on behalf of the company.

WITNESS my hand and official seal:

Kelly H. Knupp
Notary's Signature

AGREED TO AND ACCEPTED:



L & M Group, Inc.

By: [Signature]
Name: MOHAMMAD YADOOB
Title: president
Date: October 23 2006

State of Illinois)
) §
County of LARKS)

Before me Louis M. Bruno (here insert the name and character of the officer) on this day personally appeared MUHAMMAD YADOOB, 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 3rd day of October, 2006.

Louis M. Bruno
Notary's Signature



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Prepared by:

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

Mail Tax Bills to:

L & M Group, Inc.
8060 Lawndale
Skokie, Illinois 60076

When Recorded Mail to:

L & M Group, Inc.
8060 Lawndale
Skokie, IL 60076

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

PARCEL 1:

THE SOUTH 30 FEET OF THE WEST 140.25 FEET OF LOT 5 IN BLOCK 14 IN SKINNER AND JUDD'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 35 FEET OF THE SOUTH 100 FEET OF THE WEST 140.25 FEET OF LOT 5 IN BLOCK 14 IN SKINNER AND JUDD'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 140.25 FEET OF THE NORTH 49 FEET OF LOT 5 IN BLOCK 14 IN SKINNER AND JUDD'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH 35 FEET OF THE SOUTH 65 FEET OF THE WEST 140.25 FEET OF LOT 5 IN BLOCK 14 IN SKINNER AND JUDD'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PIN: 20-21-217-032-0000

PROPERTY: 6659 South Wentworth, Chicago, IL 60621