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Doc#: 0701744099 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/17/2007 04:10 PM Pg: 1 of 5

Space Above This Line For Recorder's Use

RESTRICTIVE COVENANT

This Restrictive Covenant is made and effective on JANUARY 15, 2007, by Equilon Enterprises LLC, a Delaware limited liability company, with an address of 12700 Northborough, Suite 100, Houston, Texas 77067 (hereinafter "Equilon"),

Whereas, Equilon is the legal title holder of the real property (hereinafter referred to as the "Premises") which is commonly known as 6798 West 159th, Oak Forest, Illinois 60477, and legally described in Exhibit A attached hereto and made a part hereof;

Whereas, for a period of time prior hereto an automobile service station containing underground storage tanks used for the storage and distribution of petroleum products, including but not limited to gasoline, fuel oil and used oil, has been operated on the Premises;

Whereas, the soil and groundwater on the Premises may have been or have been impacted by petroleum hydrocarbons and other substances; and

Whereas, as a result thereof Equilon desires to restrict (i) the use of the Premises and (ii) the access to and use of the soil or groundwater on the Premises by imposing on the Premises the restrictions contained in this Restrictive Covenant;

Now Therefore, Equilon imposes the following restrictions on the Premises:

1. No basement may be constructed on the Premises;

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2. The groundwater on, at and under the Premises shall not be used for any purpose whatsoever, including but not limited to, potable or non-potable uses or purposes.
3. No groundwater well, system or collection device of any type or purpose, including but not limited to water wells for potable or non-potable uses or purposes, may be installed, maintained, or operated on the Premises;
4. An asphalt or concrete barrier shall be maintained on the Premises to prevent access to the soil on the Premises;
5. The use of the Premises is restricted to only commercial or industrial purposes;
6. All soil or groundwater removed or excavated from, or disturbed on, the Premises shall be handled and disposed of in accordance with all applicable environmental laws, statutes, rules and regulations;
7. All worker safety requirements for handling petroleum-contaminated soil and groundwater shall be observed;
8. Equilon is authorized to record against the Premises, at any time from and after the effective date of this Restrictive Covenant, 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 Premises, and all subsequent owners, lessees, tenants, and occupants of the Premises, and their respective heirs, administrators, executors, successors and assigns, shall execute all documents and take all action as may be required of them for the issuance and recording of such NFR Letters against the Premises; provided, however, such NFR Letters do not contain any restrictions, conditions or limitations on the Premises other than those (i) provided for in this Restrictive Covenant, or (ii) otherwise applicable to the Premises; and
9. All subsequent owners, lessees, tenants, and occupants of the Premises, and their respective heirs, administrators, executors, successors and assigns, shall, at solely their expense, comply with all of the terms and conditions of such NFR Letters and all of the covenants, restrictions and terms of this Restrictive Covenant.

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This Restrictive Covenant shall remain in full force and effect in perpetuity unless and until (i) Equilon, in Equilon's sole discretion, releases this Restrictive Covenant, or (ii) the Illinois Environmental Protection Agency and such other governmental agencies having jurisdiction over the environmental condition of the Premises have determined that all of the restrictions contained in this Restrictive Covenant are no longer required in order to achieve or maintain "No Further Remediation" status for the Premises under applicable law.

This Restrictive Covenant (i) shall be recorded against the Premises, (ii) shall run with the land, (iii) shall bind Equilon and Equilon's heirs, administrators, executors, successors and assigns, (iv) shall bind all subsequent owners, lessees, tenants, and occupants of the Premises and any persons or entities otherwise on or about the Premises, and (v) is made for, and shall inure to, the benefit of Equilon, Equilon's successors and assigns, and Equilon's predecessors in title to the Premises.

Equilon's waiver of any breach of this Restrictive Covenant shall not constitute a waiver of this Restrictive Covenant or of any subsequent breach thereof.

Property Index No.: 28-18-401-000-0000

Address of Property: 6798 W. 159th
Oak Forest, IL 60477

Executed by Equilon as of the day and year first written above.

Equilon Enterprises LLC

By:


Julie Gallour
Property Management

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State of Texas)
)
County of Harris)

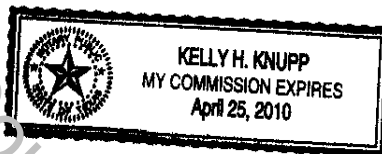
I, the undersigned, a Notary Public in and for said County the State, do hereby certify that Julie F. Galjour, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes, and in the capacity, therein set forth.

Given under my hand and official seal, this 15th day of January, 2007.

Kelly H. Knupp
Notary Public

This instrument was prepared by, and upon recording mail to:

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



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EXHIBIT A

Legal Description

THAT PART OF THE SOUTH 247 FEET OF THE WEST 232 FEET OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 (EXCEPT THAT PART OF SAID PREMISES CONVEYED AND USED FOR HIGHWAY PURPOSES BY DOCUMENT NO. 10909321 AND ALSO EXCEPTING THEREFROM THAT PART THEREOF, DESCRIBED AS FOLLOWS) OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS:

BEGINNING AT A POINT ON THE NORTH LINE OF ABOVE DESCRIBED PARCEL, POINT LYING 17 FEET EAST OF A LINE 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTH EAST 1/4; THENCE SOUTHERLY ALONG A STRAIGHT LINE PARALLEL WITH AND 17 FEET DISTANT FROM A LINE 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTH EAST 1/4 TO A POINT 15 FEET NORTH OF EXISTING NORTH RIGHT-OF-WAY LINE OF 159TH STREET, AS DEDICATED BY DOCUMENT 10909321; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON SAID NORTH LINE RIGHT-OF-WAY 159TH STREET, SAID POINT LYING 32 FEET EAST OF A LINE 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTH EAST 1/4; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 32 FEET TO A POINT; SAID POINT BEING THE INTERSECTION POINT OF THAT LINE 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTH EAST 1/4 AND SAID NORTH RIGHT-OF-WAY LINE OF 159TH STREET; THENCE NORTH ALONG SAID LINE 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTH EAST 1/4 TO A POINT ON THE NORTH LINE OF ABOVE DESCRIBED PARCEL; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 17 FEET TO THE POINT OF BEGINNING, THAT PART TAKEN FOR CONDEMNATION IN CASE NO. 70L1541;

TOGETHER WITH ALL RIGHTS, PRIVILEGES AND APPURTENANCES THEREUNTO BELONGING, ALL BUILDINGS AND IMPROVEMENTS THEREON, AND ALL RIGHT, TITLE AND INTEREST OF GRANTOR (IF ANY) IN AND TO THE ALLEYS, STREETS AND ROADS ADJACENT THERETO;

PIN: 28-18-401-006-0000

PROPERTY: 6798 W. 159th
OAK FOREST, IL 60477