

# UNOFFICIAL COPY



Doc#: 0714402147 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/24/2007 02:25 PM Pg: 1 of 5

**This instrument prepared by:**

Beverly Klug  
as Agent for **EQUILON ENTERPRISES LLC**  
12700 Northborough, Suite 130  
Houston, TX 77067

**When recorded, return Deed and  
Tax Statements to:**

Aldon Investments, LLC  
2454 E. Dempster Street, Suite 310  
Des Plaines, IL 60016

## SPECIAL WARRANTY DEED

THIS IS A DEED dated May 7, 2007, effective May 22,  
2007, by **EQUILON ENTERPRISES LLC**, a Delaware limited liability company,  
with offices at 12700 Northborough, Ste. 130, Houston, Texas 77057, (herein called  
"Grantor") to **ALDON INVESTMENTS, LLC**, an Illinois limited liability company,  
with an address of 2454 E Dempster Street, Suite 310, Des Plaines, Illinois 60016 (herein  
called "Grantee").

GRANTOR, for good and valuable consideration received, hereby grants and  
conveys to Grantee the following described real property commonly known as 107 N.  
Northwest Highway, in the City of Palatine, County of Cook, State of Illinois (hereinafter  
"Premises");

See attached Exhibit A for description

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 such

Box 400-CTCC

8267536024  
2

5/g

# UNOFFICIAL COPY

portion of 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;

together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon;

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, administrators, executors, successors and assigns forever; but

SUBJECT to the following:

- a) 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.
- b) 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.
- c) The lien for real property taxes for the current year, and any liens for special assessments which, as of the date hereof, are not due and payable.

GRANTEE covenants, as part of consideration for this conveyance, that (a) there will be no basement on the Premises, (b) no potable drinking water well will be installed on the Premises, (c) an asphalt or concrete cap will be maintained on the Premises to prevent access to the native soils, (d) all soil or groundwater removed from the premises will be disposed of in accordance with all applicable environmental laws, statutes, rules and regulations, (e) Grantor may hereafter record against the Premises such No Further Remediation letters or similar documents (collectively "NFR Letters") issued by the government agency having jurisdiction over the Premises, and Grantee shall execute all documents and take all action necessary for the issuance and recording of such NFR Letters; provided, however, such NFR Letters do not contain any restrictions or limitations on the Premises greater than the restrictions contained in this deed or any restrictions otherwise applicable to the Premises, and (f) Grantor shall comply with all of the terms and conditions of such NFR Letters. This covenant shall run with the land, shall bind Grantee's heirs, administrators, executors, successors and assigns and shall inure to the benefit of Grantor's successors and assigns.

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

# UNOFFICIAL COPY


Permanent Tax Identification Numbers: 02-14-402-009-0000 and 02-14-402-010-0000.

## EQUILON ENTERPRISES LLC

By: *Julie Galjour*  
 Name: Julie Galjour  
 Title: Manager, Property Management  
 Date: May 7, 2007  
 Tax I.D. #: 52-2074528

Property of Cook County Clerk's Office

**STATE OF ILLINOIS**


STATE TAX  MAY.23.07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000007630

REAL ESTATE TRANSFER TAX
0041900
FP 103024

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX  MAY.23.07

REVENUE STAMP

# 0000005672

REAL ESTATE TRANSFER TAX
0020950
FP 103022

# UNOFFICIAL COPY

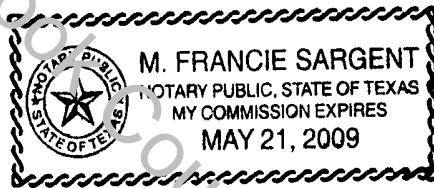
State of Texas            )  
                                  )   §  
County of Harris        )

The within and foregoing instrument was acknowledged before me this 7th day of May, 2007, by Julie Galjour who is the Manager, Property Management of EQUILON ENTERPRISES LLC, a Delaware limited liability company, on behalf of the company.

Witness my hand and official seal.

M. Francie Sargent  
NOTARY PUBLIC

My commission expires:



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

/  
EXHIBIT A

LOTS 11 AND 12 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND CO'S PALATINE NORTHWEST HIGHWAY ADDITION IN THE SOUTHWEST ¼ OF THE SOUTH EAST ¼ OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office