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This instrument prepared by:
Beverly J. Klug
as Agent for **EQUILON ENTERPRISES LLC**
12700 Northborough, Suite 100
Houston, TX 77067

Doc#: 0720831062 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/27/2007 03:20 PM Pg: 1 of 4

When recorded, return Deed to:
S. Hala Souman, Esq.
30 N Lasalle #1210
Chicago, Illinois 60602

Send To: Statement to:
4000 WEST, INC.
4617 N Kedzie
Chgo IL 60625



SPECIAL WARRANTY DEED

284913
1 of 4
DEC
MLL
1ST AMERICAN TITLE Order #

THIS IS A DEED dated July 3 2007, effective July 13, 2007, by **EQUILON ENTERPRISES LLC**, a Delaware limited liability company, with offices at 12700 Northborough, Ste. 100, Houston, Texas 77067, (herein called "Grantor") to 4000 WEST, INC., an Illinois corporation, with an address of 4617 N Kedzie Ave, Chicago, Illinois 60625 (herein called "Grantee").

GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described real property known as 4002 West Chicago Avenue, in the City of Chicago, County of Cook, State of Illinois;

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 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:

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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.

EQUILON ENTERPRISES LLC

WITNESS

M. Nancy Sargent

Michael Smith

By:

Julie Galjour

Name:

Julie Galjour

Title:

Property Management

Date:

July 3 2007

Tax I.D. #: 52-2074528

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State of Texas)
) §
County of Harris)

The within and foregoing instrument was acknowledged before me this 3^d day of July, 2007, by Julie Galjon who is the Mgr., Property Mgmt. of EQUILON ENTERPRISES LLC, a Delaware limited liability company, on behalf of the company.

Witness my hand and official seal.

Kelly H. Knupp
NOTARY PUBLIC

My commission expires: April 25, 2010



City of Chicago
Dept. of Revenue
522342
07/27/2007 14:48 Batch 00770 90



Real Estate
Transfer Stamp
\$7,687.50

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL. 27. 07
REVENUE STAMP



REAL ESTATE
TRANSFER TAX
00500.00
FP 103042
0000128657

STATE TAX
STATE OF ILLINOIS
JUL. 27. 07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



REAL ESTATE
TRANSFER TAX
01000.00
FP 103037
0000016360

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EXHIBIT A

STREET ADDRESS: 4002 WEST CHICAGO AVENUE
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 16-03-431-035-0000

LOTS 19, 20, 21, 22 AND 23 IN BLOCK 1 IN ELLSWORTH T. MARTIN'S SUBDIVISION OF BLOCKS 1 AND 2 OF RESUBDIVISION OF BLOCKS 5 AND 6 IN THE FOSTER SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office