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Doc#: 2028417107 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/12/2020 11:37 AM Pg: 1 of 4

Dec ID 20200801658196
ST/CO Stamp 0-660-730-336 ST Tax \$61.50 CO Tax \$30.75

SPECIAL WARRANTY DEED

Grantor: True North Energy, LLC

Grantee: 4801 Soul Trail, LLC

Property Address: 4801 Soul Trail



Richton Park, IL 60471

PIN: 31-33-200-019-0000

Tax Bills and Return to: c/o Vequity LLC

226 North Morgan Street, Suite 300

Chicago, IL 60607

REAL ESTATE TRANSFER TAX		24-Aug-2020
		COUNTY: 30.75
		ILLINOIS: 61.50
		TOTAL: 92.25
31-33-200-019-0000 20200801658196 0-660-730-336		

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: that True North Energy, LLC, a Delaware limited liability company, for valuable consideration paid, grants with special warranty covenants to 4801 Sauk Trail, LLC, an Illinois limited liability company whose tax mailing address is c/o Vequity LLC, 226 North Morgan Street, Suite 300, Chicago, IL 60607, the following described real property ("**Premises**"):

4801 W. SAUK TRAIL COUNTY: COOK
31-33-200-019-0000

LOT 1 IN BURNSIDE'S LAKEWOOD COMMERCIAL DEVELOPMENT UNIT NO. 1
IN THE NORTHEAST ¼ OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST
OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THAT PORTION FALLING
IN OUTLOT "B" IN BURNSIDE'S LAKEWOOD MANOR UNIT NO. 12), IN COOK
COUNTY, ILLINOIS.

Prior Instrument Reference: Doc#: 1007641016 Cook County, IL

Subject to:

1. Easements, covenants, conditions and restrictions of record; zoning ordinances, building and other laws, ordinances and other regulations; and taxes and assessments (general and special) due and payable after the date hereof, including without limitation the following.

2. The terms of the Special Warranty Deed, with an effective date of March 8, 2010, by and between Equilon Enterprises LLC d/b/a Shell Oil Products US, a Delaware limited liability company, and True North Energy, LLC, a Delaware limited liability company recorded with the Cook County Recorder of Deeds on March 17, 2010 as Document No. 1007641016; provided that the Right of First Refusal referenced in such Special Warranty Deed was previously released

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pursuant to the terms of the Release of Right First Refusal, dated as of February 5, 2020, by Equilon Enterprises LLC, d/b/a Shall Oil Products US, a Delaware limited liability company and recorded on February 27, 2020 with the Cook County Recorder of Deeds as Document No. 2005840022

3. Reservation and conditions contained in the Limited Warranty Deed by and between Shell Oil company, Inc., a Delaware corporation and Equilon Enterprises LLC, a Delaware limited liability company, recorded with the Cook County Recorder of Deeds on August 8, 2002 as Document No. 0020869468.

4. The Restrictive Covenant, dated August 8, 2005, by Equilon Enterprises LLC, a Delaware limited liability company recorded with the Cook County Recorder of Deeds on August 12, 2005 as Document No. 0522403011.

5. The Leaking Underground Storage Tank Environmental Notice recorded with the Cook County Recorder of Deeds on February 16, 2007 as Document No./ 0704754015.

Grantor covenants with Grantee that Grantor shall warrant specially the Premises herein conveyed and shall defend title to the Premises against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise, provided, that this conveyance and the special warranty made by Grantor contained herein are subject to the matters contained herein and to any and all matters of record. The preceding sentence is for the benefit of Grantee and the parties now or hereafter constituting Grantee and may not be relied on, or enforced by, any other entity, including, without limitation, any direct or remote successor in title to Grantee, or any title insurer of Grantee, or its direct or remote successors in title, by way of subrogation or otherwise.

