

# UNOFFICIAL COPY



Doc# 2122519009 Fee \$61.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/13/2021 10:06 AM PG: 1 OF 6

PREPARED BY:

Brooks Marro, Esq.  
Seyfarth Shaw LLP  
1075 Peachtree Street, NE  
Suite 2500  
Atlanta, GA 30309

WHEN RECORDED, MAIL TO:

Sutton Land of Texas, LLC  
2121 Sage Road, Ste. 270  
Houston, Texas 77056  
Attn: Jackie Furash

**SPECIAL WARRANTY DEED**

STATE OF ILLINOIS

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COOK

§

SPEEDWAY LLC, a Delaware limited liability company (formerly known as Speedway SuperAmerica LLC, a Delaware limited liability company, and, as to Parcel 1, successor-by-merger to Emro Marketing Company, a Delaware corporation) ("**Grantor**"), with a mailing address of 500 Speedway Drive, Enon, OH 45323, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does hereby GRANT, BARGAIN, SELL, and CONVEY unto ANABI REAL ESTATE DEVELOPMENT, LLC, DESIGNATED SERIES H6, a Delaware limited liability company ("**Grantee**"), with a mailing address of 1450 North Benson Avenue, Unit A, Upland, CA 91786, the tract or parcel of land located in the county of Cook, State of Illinois and described in **Exhibit A** attached hereto, and all buildings and improvements located thereon, together with all of Grantor's rights, titles, and interests, if any, appurtenant thereto, including, without limitation, Grantor's interest, if any, in any and all easements, rights of ingress and egress, tenements, adjacent streets, roads, alleys, rights of way and any adjacent strips and

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gore (such land, improvements and interests are hereinafter collectively referred to as the "Property"). Recourse against Grantor with respect to the representations, warranties and covenants of Grantor hereunder is subject to the conditions, provisions and limitations set forth in that certain Asset Purchase Agreement (said Asset Purchase Agreement, as further amended, modified or supplemented, is hereafter referred to as the "Purchase Agreement") dated as of March 15, 2021, by and among 7-Eleven, Inc., a Texas corporation ("7-Eleven"), the entities who have become party to the Purchase Agreement upon executing and delivering a joinder pursuant to the terms of Section 3.10 of the Purchase Agreement, Anabi Real Estate Development, LLC, a Delaware limited liability company, FL Sonshine, Inc., a Florida corporation, and Midwest Convenience, Inc., an Indiana corporation. Any capitalized terms used herein and not otherwise defined herein shall have the meanings ascribed thereto in the Purchase Agreement. In the event of any conflict or inconsistency between the terms of the Purchase Agreement and the terms hereof, the terms of the Purchase Agreement shall govern.

This Special Warranty Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to the exceptions listed in Exhibit B "Permitted Exceptions" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof or interest therein by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

Future ad valorem tax bills should be directed to, and Grantee's mailing address is:

Anabi Real Estate Development, LLC  
Designated Series H6  
1450 N. Benson Ave  
Upland, CA 91786  
Attn: Rene Anabi

The Property Index Number of the Property is 19-28-326-032; 19-28-326-033; 19-28-326-034; 19-28-326-035; 19-28-326-036; 19-28-326-037.

This Special Warranty Deed is executed on the date set forth in the acknowledgment below, but is made effective as of this 3rd day of August 2021 (the "Effective Date").

City of Burbank

\$ 11675.00 Eleven thousand six hundred seventy

*Karen Miller* five & no/100's  
09/21

Real Estate Transaction Stamp

REAL ESTATE TRANSFER TAX

10-Aug-2021



COUNTY: 1,167.50  
ILLINOIS: 2,335.00  
TOTAL: 3,502.50

19-28-326-032-0000

20210701616050 | 0-745-154-320

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EXECUTED to be effective as of the Effective Date.

SPEEDWAY LLC, a Delaware limited liability company



By: \_\_\_\_\_

Name: Aaron Strahota

Title: Authorized Signatory

[Acknowledgement Follows on Next Page]

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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STATE OF OHIO                   §  
   §  
COUNTY OF CLARK           §

On this, the 29 day of July, 2021 before me, a Notary Public, the undersigned authorized representative, personally appeared Aaron Strahota, who acknowledged himself/herself/themselves to be the Authorized Signatory of SPEEDWAY LLC, a Delaware limited liability company, and that he/she/they is/are being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS THEREOF, I hereunto set my hand and official seal.



**JANA R CROSBY**  
Notary Public - State of Ohio  
Commission Expires Aug 22, 2023

Jana R Crosby

Name of Notary: Jana R Crosby

Notary Public, State of Ohio

My Commission Expires: Aug. 22, 2023

Property of Cook County Clerk's Office

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EXHIBIT A

## Description of the Property

The Land is described as follows:

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1: Lots 18, 19 and 20 in Block 8 in Frederick H. Bartlett's Greater 79th St. Subdivision, being a subdivision of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 29 also the Southwest 1/4 of Section 28, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lots 15, 16 and 17 in Block 8 in F.H. Bartlett's Greater 79th Street Subdivision, being a subdivision of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 29, also the Southwest 1/4 of the Southwest 1/4 of Section 28, all in Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

The following is for informational purposes only:

Property Address: 5550 West 79th Street Cook County, IL  
Tax ID / Parcel No. 19-28-326-032,033,034

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## EXHIBIT B

### Permitted Exceptions

A lien for all taxes which are not yet due and payable.

Restrictions contained in Deed from Frederick H. Bartlett as Trustee under Trust Agreement dated January 2, 1923 to Margaret Bambrick, dated March 18, 1936 and recorded May 12, 1937 as Document 11996077 relating to location, use, cost, character and construction of buildings to be erected on the land.

Note: Said instrument contains no provision for forfeiture or reversion of title in case of breach of condition (Affects Lot 18)

Covenants and restrictions contained in Deed from Frederick H. Bartlett as Trustee under Trust Agreement dated January 2, 1923 to Matthew Berman dated March 17, 1947 and recorded May 21, 1947 as Document 14061677 requiring that no building which should be considered objectionable or detrimental to the premises shall be erected thereon.

Note: Said instrument contains no provision for forfeiture or reversion of title in case of breach of condition  
(Affects Lot 20)

Environmental Disclosure Document for Transfer of Real Property recorded May 6, 1994 as Document Number 94409512.

Leaking Underground Storage Tank Environmental Notice and No Further Remediation Letter recorded February 11, 2016 as Document Number 1604249321.

The following matters as shown on survey dated February 25, 2021, prepared by Bledsoe Riggert Cooper James Land Surveying – Civil Engineering, under job number 21-01-87-08071:  
No encroachments noted at the time the survey was made.