

UNOFFICIAL COPY

07-34119

5074240

22 790 754

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT PHILLIPS PETROLEUM COMPANY, with an office at Bartlesville, Oklahoma, Party of the First Part, in consideration of the sum of Ten and No/100 Dollars (\$ 10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto

Charles E. Neal, 666 Northwest Hwy. of Palatine, Illinois Part of the Second Part, the following described real property and premises, situate in the County of Cook, State of Illinois, to wit:

Lot One (1) and East Fifty Feet (50') of Lot Two (2) in Block Eight (8) of Branigan's Meadow Knolls, a subdivision of that part of the Southwest Quarter of Section Twenty-seven (27), and the North Half of Section Thirty-four (34), said premises being located in the Northwest Quarter Section Thirty-four (34), Township Forty-one (41) North, Range Ten (10), East of the Third Principal Meridian and being the Southwest Corner of Roselle Road and Wise Road, in the Village of Schaumburg, Cook County, Illinois.

As a part and parcel of this transaction and as a condition of and consideration for the conveyance of the above-described premises the use of the same is hereby restricted for a period of ten (10) years to uses other than for the purpose of storing, selling or otherwise dispensing of automotive fuels, oil and other products ordinarily sold at an automotive service station, and grantee hereby agrees to conform to this restriction.

"GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER. ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME 'AS IS'."

together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, restrictions, and easements of record.

TO HAVE AND TO HOLD said described premises unto the said Party of the Second Part, heirs and assigns, forever.

SIGNED AND DELIVERED this 26TH day of February, 1974.

ATTEST

PHILLIPS PETROLEUM COMPANY

By [Signature]
VICE PRESIDENT
ACTUALLY-IN-FACT

WITNESSES:

[Signature]
[Signature]

Form 2441 3-63

Property
63-3596
15-12

COOK CO. NO. 015
47563
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
45.00

600

22 790 754

RECEIVED
ATTESTED
ORIGINAL

This document prepared and approved by SALES & SERVICE DIVISION

UNOFFICIAL COPY

227 007 55

(TO BE USED IN ALL STATES EXCEPT LOUISIANA)

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS.
COUNTY OF WASHINGTON)

Before me _____, a Notary Public in and for the state and county aforesaid and residing therein, and duly commissioned, sworn and authorized in said state and in said county to take acknowledgments, on this _____ day of _____, 19____, personally appeared _____ and _____, whose names as vice president and assistant secretary, respectively, of Phillips Petroleum Company, a corporation, are signed to the foregoing instrument and personally known to me and known to me to be such officers and who being by me duly sworn, did say that they are such officers on behalf of such corporation and that said instrument is executed on behalf of such corporation, that the seal affixed to said instrument is the corporate seal of said corporation, that said instrument was signed and sealed in behalf of such corporation by authority of its Board of Directors and by the authority of the bylaws of said corporation and the authorization of said corporation, and said persons being informed of the contents of said instrument, duly acknowledged the execution of said instrument as such officers, as their free and voluntary acts and deeds and the free and voluntary act and deed of such corporation for the uses, purposes and consideration therein stated and declared that the statements therein contained are true, and I do so certify.

Notary Public
Barlesville, Oklahoma

My commission expires:

COOK COUNTY, ILLINOIS
FILE FOR RECORD

JUL 23 '74 12 46 P.

22790754

Prop. of Cook County Clerk's Office

227 007 55

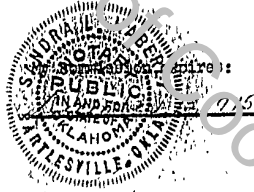
UNOFFICIAL COPY

STATE OF OKLAHOMA }
COUNTY OF WASHINGTON }

Before me Samuel F. Habesky, a notary public in and for said county and state, personally appeared Perry J. Healey, known to me to be the person whose name is subscribed to the foregoing instrument and known to me to be the person whose name is subscribed as Attorney-in-Fact of Phillips Petroleum Company, a corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and as the act of said corporation.

Given under my hand and seal of office this 26th day of February,

1975.



Samuel F. Habesky
Notary Public

22 790 754

END OF RECORDED DOCUMENT