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GENERAL WARRANTY DEED

0308100

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

635 1997

This Indenture made this 9th day of SEPTEMBER, 1974,
between UNION OIL COMPANY OF CALIFORNIA, a California corporation,
with an office at 200 East Golf Road, Palatine, Cook County,
Illinois, herein called "Grantor", and RICHARD M. KERWIN of Cook
County, Illinois, herein called "Grantee",

W I T N E S S E T H:

That Grantor for and in consideration of the sum of Ten
Dollars (\$10.00) cash and other good and valuable considerations in
hand paid by Grantee, the receipt whereof is hereby acknowledged,
hereby conveys and warrants to Grantee the following described real
estate situated in Cook County, Illinois:

Lot 2 of J.M.B. Subdivision of Part of the
NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 42
North, Range 11, East of the Third Princi-
pal Meridian, Cook County, Illinois.

Subject to any and all restrictions, cov-
nants, conditions, zoning ordinances,
rights-of-way and easements of record, if
any, affecting said land.

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together with all and singular the hereditaments and appurtenances
thereunto belonging, or in anywise appertaining.

Grantor hereby excepts and reserves unto itself, its succe-
sors and assigns, however, a temporary easement covering a parcel of
ground having 50 feet frontage on Arlington Heights Road by a
depth of 150 feet. Said parcel adjoins the existing Union Oil
Company of California property to the North. This temporary ease-
ment is to be in effect only until (1) municipal sewer line
facilities are completed at the site or (2) until such time as

Address of Grantee:
7601 S. Cicero Ave.
Chicago, Illinois

THIS INSTRUMENT PREPARED BY
K. G. Bandler
ATTORNEY-AT-LAW
OF 200 E. GOLF RD., PALATINE
ILLINOIS

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Grantee shall decide to relocate existing septic drainage field at his sole cost, Grantor to have the use thereof. Grantee agrees not to use said strip in any way which would interfere with Grantor's use of the easement. Said easement is for septic purposes only.

As part of the consideration of this conveyance, Grantee, for himself and his heirs and assigns, covenants and agrees to and with Grantor, its successors and assigns, that for so long as Grantor, its successors and assigns, or the lessees of either operate or maintain an automobile service station on the property adjacent on the North of the land herein conveyed, said adjacent property now owned by Grantor: (1) the premises herein conveyed shall not be used as an automobile-service station for the sale and distribution of petroleum products, automotive tires, batteries, accessories and services customarily sold and rendered at automotive service stations and (2) no structure, excluding identification or directional signs, shall be erected on the premises herein conveyed closer than thirty feet to the West right-of-way line of Arlington Heights Road and the South right-of-way line of Dundee Road. These covenants shall run with the land and shall be made a part of every deed, lease or other instrument affecting title to said premises executed and or delivered during said period. Should local applicable law impose a limitation on the duration of any of said covenants, then the local applicable law shall govern the rights of the parties.

To Have and to Hold the said premises as above described unto Grantee, his heirs and assigns forever, and the said Grantor, for itself and its successors and assigns, does covenant, promise and agree to and with Grantee, his heirs and assigns that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered, and that Grantor will warrant and forever defend the said premises against the lawful claims of all persons whomsoever.

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IN WITNESS WHEREOF, UNION OIL COMPANY OF CALIFORNIA has caused these presents to be signed in its name by its Vice President and Assistant Secretary and its corporate seal to be affixed, the day and year above written.

UNION OIL COMPANY OF CALIFORNIA

By E. J. Takach Vice President

By Roy Bryntesen Assistant Secretary



STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

9/11/74

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that E. J. TAKACH, personally known to me to be a Vice President of Union Oil Company of California, a California corporation, and ROY BRYNTESEN, personally known to me to be an Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that, as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of September, 1974.

My commission expires:

March 11, 1978

Jean S. Prus
Notary Public in and for
County, Illinois



Name: _____

Address: CHICAGO TITLE AND TRUST COMPANY

City: 111 WEST WASHINGTON

CHICAGO, ILLINOIS

ATTN: J. Arendt 7439 533

Form 104 R. 5/72

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