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Doc# 2214545002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

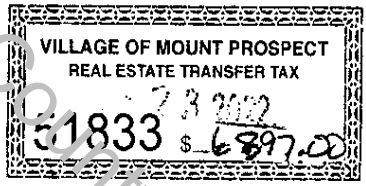
DATE: 05/25/2022 02:14 PM PG: 1 OF 4

This Deed Prepared by:
Marathon Petroleum Company LP
Matt Persinger, Esq.
539 S. Main Street
Findlay, OH 45840

When Recorded Return to:
MCK Terminals, LLC
c/o MCK Facility Manager LLC
1130 West Warner Road
Tempe, AZ 85284

Send Subsequent Tax Bills to:
MCK Terminals, LLC
c/o MCK Facility Manager LLC
1130 West Warner Road
Tempe, AZ 85284

REAL ESTATE TRANSFER TAX		25-May-2022
		COUNTY: 1,149.25
		ILLINOIS: 2,298.50
		TOTAL: 3,447.75
08-23-301-008-0000	20220501626983	0-014-122-896



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of May 20, 2022 (the "Effective Date"), by and between MPLX TERMINALS LLC, a Delaware limited liability company ("Grantor"), with an address of 539 S. Main Street, Findlay, Ohio 45840, and MCK TERMINALS, LLC, a Delaware limited liability company ("Grantee"), with an address of c/o MCK Facility Manager LLC, 1130 West Warner Road, Tempe, Arizona 85284.

Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to Grantor paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents GRANT, SELL, CONVEY AND SPECIALLY WARRANT unto Grantee and Grantee's heirs, successors and assigns, that certain real property situated in in the County of Winnebago, and State of Illinois, being more particularly described on Exhibit A attached hereto and incorporated herein, together with all appurtenances and improvements and fixtures situated thereon (collectively, the "Property"),

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to all of the "Permitted Encumbrances" identified and defined in that certain Purchase and Sale Agreement dated May 20, 2022, by and among Grantor, MPLX Terminals LLC, as Seller, and Grantee, MCK Terminals, LLC, as Buyer (the "Purchase Agreement"), such Permitted Encumbrances being incorporated herein by this reference. Except for the special warranty of title set forth below and those express representations, warranties, and covenants set forth in the Purchase Agreement or any other Transaction

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Document (as defined in the Purchase Agreement), the Property is being conveyed to Grantee by Grantor “AS IS”, “WHERE IS”, AND “WITH ALL KNOWN AND UNKNOWN FAULTS,” and Grantor disclaims, and Grantee waives, any other representation or warranty, express or implied, at common law, or by statute or otherwise relating the condition, usefulness, or adequacy of the Property (including any implied or express warranty of quality, merchantability, or fitness for a particular purpose).

TO HAVE AND TO HOLD the Property, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto Grantee and Grantee’s heirs, successors and assigns, forever; Grantor hereby covenanting that the Property is free and clear from any encumbrance done or suffered by Grantor, except as set forth herein; and that Grantor will warrant and defend the title to the Property unto Grantee and Grantee’s heirs, successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, or under Grantor, except as set forth herein.

[Signature Page Follows]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be signed by Grantor's duly authorized officer as of the Effective Date.

GRANTOR:

MPLX TERMINALS LLC

By: *Timothy J. Aydt*
Name: TIMOTHY J. AYDT
Title: PRESIDENT

STATE OF Ohio)
) ss.
COUNTY OF Hancock)

MP
MP
Approved as to Form

On this 13th day of May, 2022, before me personally appeared Timothy J. Aydt to me known to be the person described in and who executed the foregoing instrument, who being by me duly sworn, did say he is the President of MPLX Terminals LLC, a Delaware limited liability company, and acknowledged said instrument to be his free act and deed and on behalf of said limited liability company and the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Jane R. Mosser
Print Name: Jane R. Mosser
Notary Public in and for said County and State

My Commission Expires:
July 5, 2025



JANE R. MOSSER
Notary Public, State of Ohio
My Commission Expires
July 5, 2025

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EXHIBIT A

LEGAL DESCRIPTION

a. Parcel 1

THE NORTH FIFTY (50) FEET OF THE WEST FIVE HUNDRED EIGHTY-SEVEN (587) FEET OF THE SOUTH TWO HUNDRED SIXTY-FOUR AND 08/100 (264.08) FEET OF THE NORTH EIGHT HUNDRED TWENTY-FIVE (825) FEET AND THE SOUTH TWO HUNDRED SIXTY-FOUR AND 08/100 (264.08) FEET OF THE NORTH EIGHT HUNDRED TWENTY-FIVE (825) FEET (EXCEPT THE WEST FIVE HUNDRED EIGHTY-SEVEN (587) FEET THEREOF) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FORTY-ONE (41) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

b. Parcel 2

THE WEST HALF (W 1/2) OF LOT 2 IN FRIEDRICH BUSSE, JR'S. DIVISION OF LAND IN SECTION 23, TOWN 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED FEBRUARY 29, 1911, IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 113 OF PLATS, PAGE 21, AS DOCUMENT NO. 4709799, COOK COUNTY, ILLINOIS.

Address of Property: 3231 S. Busse Road, Mount Prospect, Illinois

Prior Deed Reference: Instrument Number 1720906068

Property Number: 08-23-300-018-0000 and 08-23-301-008-0000