

all eyes

26 154 121

LIMITED WARRANTY DEED

1 1 7 5 0 4

THIS IS A DEED dated November 16, 1981 by SHELL OIL COMPANY, a Delaware corporation with offices at 1415 W. 22nd Street in Oak Brook, Illinois 60521, (herein called "Grantor") to WILLIAM BERKE, of 2838 North Broadway Avenue in Chicago, Illinois 60657 (herein called "Grantee")

GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described Premises situated in the City of Chicago, County of Cook, State of Illinois:

Lots 6, 7, 8 and 9 in Block 4 in Maghera being Peter J. O'Reilly's resubdivision of Blocks 5-12 inclusive in 71st addition being a subdivision of the West Half of the North Half of the North Half of Section 25, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. (Except that part deeded to the City of Chicago by Quit Claim deeds recorded as Documents 20020238 and 19965006)

together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon; but subject to all easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show;

TO HAVE AND TO HOLD the same unto Grantee and Grantee's successors and assigns forever.

GRANTEE covenants, as part of the consideration for this conveyance, that, during the period of fifteen (15) years after the date of this Deed, no gasoline filling or automobile service station shall be constructed, maintained or operated on the premises hereby conveyed, or any part thereof. Grantor's waiver of any breach of this covenant shall not constitute a waiver of this covenant or of any subsequent breach hereof. This covenant shall run with the land, shall bind Grantee's heirs, administrators, executors, successors and assigns, and shall inure to the benefit of Grantor's successors and assigns.

SUBJECT to the foregoing and to the liens of all taxes and assessments for the year 1981 and subsequent years, Grantor covenants with Grantee that Grantor will warrant and defend the title to the premises against the lawful claims of all persons claiming by, through or under Grantor.

EXECUTED by Grantor as of the date first herein specified.

WITNESSES:

SHELL OIL COMPANY

L. C. Jones
L. C. JONES

By *J. R. Clements*
J. R. CLEMENTS

J. V. Harvey
J. V. HARVEY

ATTEST: *J. R. Spentzer*
J. R. SPENTZER

STATE OF TEXAS)
COUNTY OF Harris)

10.00

The foregoing instrument was acknowledged before me this 16th day of November, 1981, by T.L. CLEMENTS, JRC Real Estate Serv of SHELL OIL COMPANY, a Delaware corporation, on behalf of the corporation.

R. C. Winterhoff
Notary Public
R. C. WINTERHOFF
Notary Public in and for the State of Texas
My Commission Expires August 11, 1984

My commission expires: 8-11-84

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MAIL TO
William BERKE
2838 N. BROADWAY AVE.
Chicago, Ill. 60657

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1982 FEB 24 AM 11:23

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CANCELLED
FEB 24 1982
CITY OF CHICAGO
RECORDS & COMM. DIV.
1 1 7 5 0 4

CANCELLED
FEB 24 1982
CITY OF CHICAGO
RECORDS & COMM. DIV.
1 1 7 5 0 4

CITY OF CHICAGO
REAL ESTATE TRANSACTIONS TAX
REVENUE DEPARTMENT
RECORDS & COMM. DIV.
1 1 7 5 0 4

NOTARY PUBLIC
STATE OF TEXAS
RECORDED OF DEEDS
26154121

ADMINISTRATION

PRINCIPAL MANAGERS - CORPORATE REAL ESTATE
PURCHASING AND GENERAL SERVICES

Certificate of Authority

L. R. Spitzenberger certifies that he is an Assistant Secretary of Shell Oil Company, a Delaware corporation; and that the following completely and correctly set forth the authority of each of the following, now or hereafter appointed:

Manager Real Estate Services
Manager Land Investments

In the Company's name and on its behalf, to execute, deliver, accept, assign, amend, extend, terminate or release any instruments or documents, including (without limitation) conveyances of property (real or personal); agreements of any nature including non-recourse promissory notes and deeds of trust and mortgages related to such non-recourse notes, but excluding grants of security interests other than releases and quitclaim deeds for the purpose of clearing public records of satisfied security interests; and to execute and deliver certificates, returns and reports of any nature, which he may deem advisable or appropriate in the normal course of the Corporate Real Estate business of the Purchasing and General Services Organization of the Company.

It is further certified that T. L. Clements is Manager Real Estate Services in the Corporate Real Estate Department of Purchasing and General Services Organization of the Company.

IN WITNESS WHEREOF, this certificate is signed and sealed with the Company's corporate seal on November 16, 1981.

L. R. Spitzenberger



OF AMERICA SHELL OIL COMPANY
1415 WEST 22ND STREET, OAK BROOK, ILLINOIS

26 154 121

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END OF RECORDED DOCUMENT