

UNOFFICIAL COPY

11-7-85

SPECIAL WARRANTY DEED

85273993

ATLANTIC RICHFIELD COMPANY, a Delaware corporation (successor to Atlantic Richfield Company, a Pennsylvania corporation) "GRANTOR", in consideration of \$217,000.00, hereby grants, bargains, sells and conveys to SHELL OIL COMPANY, a Delaware corporation, of One Shell Plaza, Houston, Texas, "GRANTEE", real estate in Cook County, Illinois, described in the attached Schedule A, together with all easements, rights, privileges and appurtenances thereto, all buildings and improvements, and all of GRANTOR's right, title and interest (if any) in all public ways adjoining the Premises.

PROPERTY INDEX NUMBER: 04-21-201-006 Vol. 132

STREET ADDRESS OF PREMISES: 2000 Willow Road Northbrook, Illinois

Deed prepared by: L. A. Siskind, Attorney-at-Law 515 South Flower St., Los Angeles, Ca.

GRANTOR covenants that it will protect and defend GRANTEE's title against all persons and entities claiming from GRANTOR, and from GRANTOR's successors and assigns; provided the warranties of this deed are subject to taxes and assessments for the year 1985 and subsequent years, non-monetary encumbrances; further provided, in case GRANTOR is unable to deliver possession at time title passes herein, GRANTOR's liability shall be confined to taking the court action necessary to deliver possession; further provided, if GRANTOR cannot deliver possession to GRANTEE by March 15, 1986, GRANTEE may rescind this conveyance and GRANTOR shall return GRANTEE's consideration in accordance with GRANTOR's and GRANTEE's Property Exchange Agreement dated OCTOBER 30, 1985.

DATED: October 22, 1985

ATLANTIC RICHFIELD COMPANY

By: [Signature]
R. J. Trunek Vice President of
ARCO Petroleum Products Company
a Division of Atlantic Richfield
Company

Attest: [Signature]
B. M. Hinds Assistant Secretary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss

On this 22nd day of October, 1985, before me Daniel J. Rolf a Notary Public in and for said State, personally appeared R. J. Trunek, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as Vice President of ARCO Petroleum Products Company, a Division of Atlantic Richfield Company, on behalf of Atlantic Richfield Company and acknowledged to me that Atlantic Richfield Company executed it.

[Signature]
Notary Public



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Property of Cook County Clerk's Office

DEPT-01 RECORDING
\$12.00
#1111 TRAN 1641 11/07/85 15:59:00
#2622 # ← * -85-273993

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Cook County
REAL ESTATE TRANSACTION TAX
108.50
RECEIVED
DEPT-01 RECORDING
11/07/85

CHECK
108.50
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
108.50

12⁰⁰

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SCHEDULE A

Property situate in COOK COUNTY, ILLINOIS:

The east 231.5 feet of the North 200 feet of the South 250 feet of the Northeast 1/4 of the Northeast 1/4 Section 21, Township 42 North, Range 12, East of the Third Principal Meridian (except those parts thereof taken or used for Shermer and Willow Roads).

TAX NUMBER 04-21-201-006 ⁴⁰⁻ Vol. 132.

Property of Cook County Clerk's Office

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