

UNOFFICIAL COPY

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SPECIAL WARRANTY DEED

ATLANTIC RICHFIELD COMPANY, a Delaware corporation (successor to Atlantic Richfield Company, a Pennsylvania corporation) "GRANTOR", in consideration of \$245,000.00, 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: 12-27-407-041 Vol. 068 *JAS*
STREET ADDRESS OF PREMISES: 8801 Grande Avenue
River Grove, 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 Purchase Exchange Agreement dated OCTOBER 30, 1985.

DATED: October 22, 1985

ATLANTIC RICHFIELD COMPANY

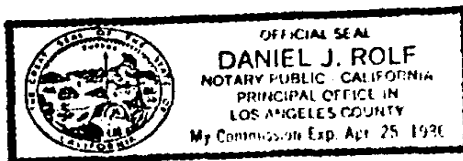
By: *R. J. Trunek*
R. J. Trunek Vice President of
ARCO Petroleum Products Company,
a Division of Atlantic Richfield
Company

Attest: *B. M. Hinds*
B. M. Hinds Assistant Secretary

STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

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.

Daniel J. Rolf
Notary Public



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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
FEE
STAMP
122.50
0 4 7 4 8 1

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
122.50

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DEPT-01 RECORDING \$12.00
T#11111 TRAN 1641 11/07/BS 16:01:00
#2626 # A * -85-273997

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SCHEDULE A

Property situate in COOK COUNTY, ILLINOIS:

Lots 3, 4, 5 and 6 in Block 8 in Walter G. McIntosh Company's River Park Addition, being a subdivision of part of Fractional Sections 27 and 34, Township 40 North, Range 12 East of the Third Principal Meridian, according to a plat recorded June 15, 1925 as document 8944974, except that part taken or used for streets and highways, in Cook County, Illinois.

ALSO EXCEPTING THEREFROM that part of Lot 6 described as follows: Beginning at the Northeasterly corner of said Lot 6; thence on an assumed bearing of South 18 degrees 56 minutes 56 seconds East along the Easterly line of said Lot 6, also being the Westerly line of River Road, a distance of 30 feet to an Illinois Department of Transportation, Division of Highways survey marker; thence North 36 degrees 44 minutes 26 seconds West a distance of 24.57 feet to an Illinois Department of Transportation, Division of Highways survey marker; thence North 83 degrees 51 minutes 19 seconds West a distance of 24.57 feet to an Illinois Department of Transportation, Division of Highways survey marker; on the Northerly line of said Lot 6 and the Southerly line of Grand Avenue; thence North 78 degrees 21 minutes 19 seconds East along the Northerly line of said Lot 6 and the Southerly line of Grand Avenue a distance of 30.00 feet to the point of beginning, in Cook County, Illinois.)

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