

WARRANTY DEED Statutory (ILLINOIS) (Corporation to Corporation)

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CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

THE GRANTOR

UNION OIL COMPANY OF CALIFORNIA (1801 W. FIFTH ST., LOS ANGELES, CA) a corporation created and existing under and by virtue of the laws of the State of California and duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

Successor by merger to PURE OIL COMPANY, an Ohio Corporation

(The Above Space For Recorder's Use Only)

UNOCAL LAND & DEVELOPMENT COMPANY, a California corporation a corporation organized and existing under and by virtue of the laws of the State of California having its principal office at the following address 1201 W. Fifth Street, Los Angeles, California 90017, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Legal Description attached hereto as Exhibit "A" and and made a part hereof, and subject to as shown on Exhibit "B" attached hereto and made a part hereof.

Exempt under Real Estate Transfer Act Sec. 4, Para. E and Cook County Ord. 95104 Para E., as declared by the undersigned Grantor.

Signature of Grantor: J. Johnston, Agent for Grantor 9.16.86

COOK COUNTY ILLINOIS DEED RECORD

1986 SEP 18 AM 10:55

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In Witness Whereof, said Grantor has caused its corporate seal to be hereon affixed, and has caused its name to be signed to these presents by its President, and attested by its Assistant Secretary, this 12th day of September, 1986.

UNION OIL COMPANY OF CALIFORNIA (NAME OF CORPORATION) BY: Claude S. Brinckley, Esq., Vice President ATTEST: S. H. Nosler, Assistant Secretary

IMPRESS CORPORATE SEAL HERE

State of Illinois, County of ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that personally known to me to be the President of the

SEE ATTACHED.

corporation, and personally known to me to be the 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 President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of 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.

IMPRESS NOTARIAL SEAL HERE

Given under my hand and official seal, this day of 19 Commission expires 19

This instrument was prepared by L.O. Johnston, Esq., Unocal Center 1201 W. Fifth Street, Los Angeles CA 90017

MAIL TO: P. M. Young Unocal Land & Development P. O. Box 7609 Los Angeles CA 90051 (Address) (City, State and Zip)

ADDRESS OF PROPERTY: Vacant property at Golf + Kaulring Rd. Schaumburg, IL THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: grantee at above address (Name) (Address)

OR RECORDER'S OFFICE BOX NO. 15 NT3/KAZ (Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

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WARRANTY DEED

Corporation to Corporation

TO

GEORGE E. COLE®
LEGAL FORMS

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10-15-1993

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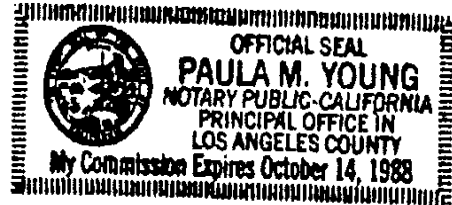
NOTARY ACKNOWLEDGMENT TO WARRANTY DEED DATED SEPTEMBER 12, 1986,
UNION OIL COMPANY OF CALIFORNIA TO UNOCAL LAND & DEVELOPMENT COMPANY

STATE OF CALIFORNIA)ss.
COUNTY OF LOS ANGELES)

On September 12, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared Claude S. Brinegar and S. H. Nosler, personally known to me, or proved to me on the basis of satisfactory evidence, to be the persons who executed the within Instrument as the Executive Vice President and Assistant Secretary, respectively, of Union Oil Company of California, a California corporation, the corporation that executed the within Instrument, and acknowledged to me that such corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Paula M. Young
Notary Public in and for said State.



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EXHIBIT "A" TO WARRANTY DEED

All of that Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: PIN# 07-12-400-006

Tract C:

That part of Section 12, Township 41 North, Range 10 East of the Third Principal Meridian beginning at a point on the North line of Golf Road as widened per Document No. 20885774, 1154.37 feet West (as measured along said North line) of the West line of the East half of the East half of the Southeast quarter of said Section 12; thence N 2° 27' 36" W (being referenced to the West line of the East half of the Southwest quarter of said Section 12 which has an assigned bearing of N 0° 00' 00" E (for reference only), a distance of 2619.73 feet to a point on the Southerly line of the 82.5 foot Northern Illinois Gas Company Right of Way;

thence S 80° 20' 07" E along last described line, a distance of 521.41 feet to a point on the North line of the Southeast quarter of said Section 12;

thence N 89° 52' 58" E, along last described line, a distance of 280.67 feet to a point on the Southwesterly line of property conveyed to the Illinois State Toll Highway Commission per Document No. 17362955;

thence S 66° 18' 17" E along last described line, a distance of 220.89 feet to a point;

thence S 51° 14' 29" E along said Southwesterly line, a distance of 461.50 feet to a point;

thence S 55° 29' 49" E along said Southwesterly line, a distance of 69.20 feet to a point on the Southwesterly line of property conveyed to the State of Illinois per Document No. 20885774;

thence S 26° 07' 11" E along last described line, a distance of 485.57 feet to a point;

thence S 63° 34' 28" E along said Southwesterly line, a distance of 326.42 feet to a point on the East line of said Section 12;

thence S 0° 20' 20" E along said East line, a distance of 537.09 feet to a point on the North line of the South 1077.27 feet of said Section 12;

thence S 89° 17' 50" W along last described line, a distance of 593.59 feet to a point on a line 68.43 feet East of and parallel with the West line of the East half of the East half of the Southeast quarter of said Section 12;

thence N 0° 16' 53" W along last described line, a distance of 287.38 feet to a point on the North Line of the South 1364.64 feet of said Section 12;

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TRACT C: (Cont'd)

thence S 89° 17' 50" W along last described line, a distance of 587.42 feet to a point on a line drawn at right angles to the South line of said Section 12 through a point 508.96 feet West (as measured along said South line) of the West line of the East half of the East Half of the Southeast quarter of said Section 12;

thence S 0° 42' 10" E along last described line, a distance of 128.99 feet to a point on the North line of the South 1235.65 feet of the Southeast quarter of Section 12, aforesaid;

thence S 89° 17' 50" W along said North line of the South 1235.65 feet, aforesaid, 641.00 feet to a point on a line drawn at right angles to the South line of said Southeast quarter of Section 12, through a point 1349.96 feet West (as measured along the South line, thereof) of the West line of the East Half of the East Half of the Southeast quarter of Section 12, aforesaid;

thence S 0° 42' 10" E along said right angle line a distance of 1131.17 feet to a point on said North line of Golf Road per Document No. 20885774;

thence S 87° 31' 45" W along said North line of Golf Road, a distance of 2.83 feet to the point of beginning, in Cook County, Illinois.

Containing 2,160,450 square feet; 49.5971 acres

Parcel 2:

TRACT D:

07-12-402-004

That part of the Southeast quarter of the Southeast quarter of Section 12, Township 41 North, Range 10 East of the Third Principal Meridian beginning at a point on the East line of said Section 12 (having an assigned bearing of S 0° 20' 20" E for reference only), 290.43 feet North of the North line of Golf Road as widened per Document No. 20885774;

thence N 84° 02' 58" W along the North line of Hartley Road as dedicated by Document No. 25489772, a distance of 60.55 feet to a point on the Westerly line of the permanent easement to the Metropolitan Sanitary District of Greater Chicago per Document No. 21391850;

thence N 5° 57' 02" E along said Westerly line, a distance of 549.46 feet to a point on the East line of said Section 12;

thence S 0° 20' 20" E along said East line of Section 12, a distance of 552.79 feet to the point of beginning; in Cook County, Illinois.

Containing 16,635 square feet; 0.38189 acres.

Parcel 3:

TRACT E:

07-12-402-005

J. J.

That portion of the Southeast quarter of the Southeast quarter of Section 12, Township 41 North, Range 10 East of the Third Principal Meridian beginning at the intersection of the East line of said Section 12 (having an assigned bearing of S 0° 20' 20" E for reference only) with the North line of Golf Road as widened per Document No. 20885774;

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ENCLOSURE

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TRACT E: (Cont'd)

thence S 89° 17' 50" W along said North line of Golf Road, a distance of 17.49 feet to a point on the East line of Hartley Road as dedicated by Document No. 25489772;

thence S 5° 57' 02" E along said East line of Hartley Road, a distance of 152.02 feet to a point;

thence N 1° 53' 08" W along said East line of Hartley Road, a distance of 66.00 feet to a point;

thence N 5° 57' 02" E along said East line of Hartley Road, a distance of 23.88 feet to a point on the East line of said Section 12;

thence S 0° 20' 20" E along said East line of said Section 12 a distance of 240.71 feet to the point of beginning, in Cook County, Illinois.

Containing 1,530 square feet; 0.03512 acres

Parcel 4:

TRACT F:

08-07-301-002 & 003

That portion of the West half of Fractional Section 7, Township 41 North, Range 11 East of the Third Principal Meridian beginning at the intersection of the West line of said Section 7 (having an assigned bearing of N 0° 20' 20" W for reference only) with the North line of Golf Road as widened per Document No. 20885774;

thence N 0° 20' 20" W along said West line of Section 7, a distance of 240.71 feet to a point on the East line of Hartley Road as dedicated by Document No. 25489772;

thence N 5° 57' 02" E along said East line of Hartley Road, a distance of 49.42 feet to the Northeast corner of said dedication;

thence N 84° 02' 58" W along a Northerly line of said dedication, a distance of 5.45 feet to a point on the West line of said Section 7;

thence N 0° 20' 20" W along said West line of Section 7, a distance of 1183.94 feet to a point on the Southwesterly line of the property conveyed to the State of Illinois by Document No. 20885774;

thence S 63° 34' 28" E along said Southwesterly line, a distance of 193.66 feet to a point;

thence S 17° 34' 47" E along said Southwesterly line a distance of 184.32 feet to a point on the South line of the North half of the South half of said Section 7;

thence N 86° 16' 02" E along said South line, a distance of 85.49 feet to a point on the Westerly line of property conveyed to the State of Illinois by Document No. 20885774;

thence S 3° 37' 12" W along said Westerly line, a distance of 1027.51 feet to a point on the West line of Rohlwing Road (now Illinois Route 53) as dedicated by Document No. 11359565;

thence S 7° 40' 09" W along said West line of Rohlwing Road, a distance of 188.86 feet to a point of curve;

thence along a curve convex to the Southeast and having a radius of 50.00 feet, an arc distance of 2.76 feet (chord of said curve lies S 9° 15' 27" W) to a point on the North line of Golf Road aforesaid;

thence S 89° 17' 50" W along said North line of Golf Road a distance of 215.18 feet to the point of beginning, in Cook County, Illinois.

Containing 369,170 square feet; 8.47498 acres

EXHIBIT "A" - Page 3 of 3

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SUBJECT TO:

1. General Real Estate Taxes for the year 1986 and subsequent years.
2. All other covenants, conditions, restrictions, reservations, easements and rights of way of record, if any.
3. A detention basin located within Tract F which runs with the land, to be maintained by the current property owner.
4. RESTRICTION, COVENANT AND AGREEMENT

The conveyance under this deed is made subject to the following restriction, covenant and agreement and by the acceptance of this deed, Grantee, for himself and his heirs, executors, administrators, successors and assigns, covenants and agrees to and with Grantor, its successors and assigns, for the benefit of Grantor, its successors and assigns, and all of the land adjoining the Real Estate which is owned by Grantor, that for and during a period of twenty-five (25) years from and after the date hereof, the Real Estate shall not be used as an automobile service station for the sale and distribution of petroleum products, tires, batteries or automobile accessories or services customarily sold or rendered at automobile service stations. Said restriction, covenant and agreement are covenants which shall run with the land and shall be contained in and made a part of every deed, lease or instrument affecting title to the Real Estate which is executed while said restriction, covenant and agreement remain in force. In the event applicable law limits the term of years for which the Real Estate can be restricted, as herein provided, to a period less than the period specified above, then the term of years so allowed by applicable law shall govern.

5. RESERVATION OF PROPERTY AND RIGHTS

Grantor excepts from the conveyance under this deed and reserves to Grantor, its successors and assigns all oil, gas and other hydrocarbon substances, minerals and water underlying a plane parallel to and five hundred (500) feet, measured vertically downward below the surface of the Real Estate, which portion is hereinafter referred to as "subsurface land", together with rights of way, easements and servitudes in and through subsurface land for the purpose of exercising the rights herein reserved which include but are not limited to the right to prospect, explore, mine, drill, produce, take, treat, store and remove all such oil, gas, and other hydrocarbon substances, minerals and water and the right to inject in and remove from subsurface land storage, pressure maintenance and/or secondary recovery of such oil, gas and other hydrocarbon substances and otherwise to drill, complete and maintain wells into and through subsurface land from surface locations outside the boundaries of the Real Estate; provided, however, that the rights herein reserved and retained do not include the right to enter upon the surface of the Real Estate or within five hundred (500) feet, measured vertically downward below the surface of the Real Estate.

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