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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That TEXACO REFINING AND MARKETING INC., a Delaware corporation whose address is 1111 Pusk Street, P.O. Box 52332, Houston, Texas 77052 (hereinafter called "Grantor"), for consideration of Ten dollars (\$10.00), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto MOBIL OIL CORPORATION, a New York corporation, whose address is 3225 Gallows Road, Fairfax, Virginia 22037 (hereinafter called "Grantee"), and its successors and assigns, the real property described in Exhibit A attached hereto (the "Property"), together with any and all servitudes, easements, rights-of-way, licenses and other rights in real property

TO HAVE AND TO HOLD the Property, together with all appurtenances thereunto belonging to Grantee, its successors and assigns forever, subject however to (a) liens for property taxes that are not due and payable, and (b) all matters shown on the public records.

And the Grantor for itself, its successors and assigns hereby covenants with the Grantee, its successors and assigns that Grantor owns the Property in fee simple absolutely free and clear of all encumbrances whatsoever by, from, through and under Grantor except as stated above, and that Grantor, its successors and assigns will forever warrant and defend the same, with the appurtenances thereunto belonging, unto the Grantee, its

1st AMERICAN TITLE order # C9970

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successors and assigns, against claims of all persons claiming by, from, through or under the Grantor, but against no other claims.

IN WITNESS WHEREOF, Grantor has executed this deed this 23rd day of

January, 1986.

ATTEST:

By: *Pauline S. Francis*

Title: PAULINE S. FRANCIS
ASSISTANT SECRETARY

TEXACO REFINING AND MARKETING INC.

By: *J. L. Francis*

Title: Sr. Vice President

J. L. Francis
J. L. FRANCIS

This instrument was prepared by Jerome L. Francis, attorney, Texaco Refining and Marketing Inc., 4601 DTC Boulevard, Denver, CO 80237.

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STATE OF TEXAS)
) ss.
COUNTY OF HARRIS)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that R. R. Dickinson, personally known to me to be the Senior - Vice President of TEXACO REFINING AND MARKETING INC., and Pauline S. Cowart personally known to me to be the Assistant 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 Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors 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.

Given under my hand and official seal this 28th day of January 1986.

Robert M. Zwiebach
Notary Public

Commission expires

ROBERT M. ZWIEBACH
Notary Public, State of Texas
My Commission Expires June 30, 1987

This document prepared by Jerome L. Francis, Esquire, TEXACO INC.,
4601 DTC Boulevard, Denver, Colorado 80237.

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EXHIBIT A

Lot 8 (except the North 17 feet thereof) in Butler's Subdivision of the North 9 acres of the NE1/4 of the NE1/4 of Section 31, Township 42 North, Range 13, East of The Third Principal Meridian, according to the plat recorded October 31, 1923 as Document Number 8167992, in Cook County, Illinois.

AND

Lot 1 in Brans Subdivision, being a Subdivision of Lot 9 (except the North 17 feet thereof) in Butler's Subdivision of the North 9 acres of the NE1/4 of the NE1/4 of Section 31, Township 42N, Range 13 East, of the Third Principal Meridian in Cook County, Illinois.

LESS AND EXCEPT

The East Half of Lot 8 (except the North 17 feet thereof) and the South 121.20 feet of the West Half of Lot 8 in Butler's Subdivision of the North 9 acres of the north east quarter of Section 31, Township 42 North, Range 13 East of the Third Principal Meridian according to the plat thereof recorded October 31, 1923 as Document No. 8167992 in Cook County, Illinois.

and subject to that certain Non-exclusive Easement and Fence Agreement dated March 17, 1977 and recorded March 30, 1977 as Document Number 23870210 more particularly described as follows:

A part of the W 1/2 of Lot 8 (except the North 17 feet thereof) in Butler's Subdivision of the North 9 acres of the NE 1/4 of Section 31, Township 42 North, Range 13, East of the Third Principal Meridian, described as follows: Commencing at a point on the South line of Lake Avenue as widened, which point is 17.0 feet South of the North line of said Lot 8, and 32.0 feet West of the East line of the W 1/2 of said Lot 8; thence South at right angles to said Lake Avenue, a distance of 4.0 feet to a point of curve; thence Southeasterly on a curve, concave to the Northeast, radius of 44.0 feet a distance of 50.21 feet to a point on a line 44.0 feet South of the South line of said Lake Avenue; thence East on a line parallel to the South line of said Lake Avenue, a distance of 6.33 feet to the East line of the W 1/2 of said Lot 8; thence North on the East line of the W 1/2 of said

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Exhibit A
Page Two

Lot 8; a distance of 24.0 feet; thence
Northwesterly on a curve, concave to the
Northeast, radius of 20.0 feet, a distance of
18.56 feet to a point 4.0 feet South of the South
line of said Lake Avenue and 3.0 feet West of the
East line of the W 1/2 of said Lot 8; thence North
on a line parallel to the East line of the W 1/2
of said Lot 8, a distance of 4.0 feet to the South
line of said Lake Street; thence West, a distance
of 24.0 feet to the place of beginning.

AND

The South 24 feet of the North 44 feet of the West
24 feet of the East 1/2 of Lot 8 (except the North
17 feet thereof) in Butler's Subdivision of the
North 9 acres of the NE 1/4 of Section 31,
Township 42 North, Range 13, East of the Third
Principal Meridian, according to the plat recorded
October 31, 1923 as Document No. 8167992 in Cook
County, Illinois.

Being the same property conveyed to Texaco Refining and Marketing Inc. from
Texaco Inc. by Deed dated _____ and recorded _____
as Document Number _____ in book of Deeds of said County.

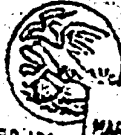
also known as SE Corner 194, Lake Avenue and La Vergne, Wilmette, IL

Permanent Tax Numbers: 05-31-204-026, Volume 106
05-31-204-019, Volume 106

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COOK CO. NO. 016
153240

 STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

F.B. 10762 MAR-4'85 DEPT. OF REVENUE 155.00

882900

Cook County
REAL ESTATE TRANSACTION TAX

155.00

-86-086513



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BOX 198

\$ 1500

DEPT-01 RECORDING \$15.00
T#4444 TRAN 0029 03/05/86 09:45:00
#0348 # ID *86-086513

351 2000 1000