

UNOFFICIAL COPY

88-575000

SPECIAL WARRANTY DEED

THE STATE OF ILLINOIS §

COUNTY OF COOK §

KNOW ALL MEN BY THESE PRESENTS, THAT JIFFY LUBE REALTY PARTNERSHIP, an Indiana partnership, hereinafter called Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by PENNZOIL PRODUCTS COMPANY, a Nevada corporation, whose address is 700 Milam Street, Houston, TX 77002, hereinafter called Grantee, the receipt of which is hereby acknowledged, has GRANTED, BARGAINED, and SOLD, and by these presents does hereby GRANT, BARGAIN, and SELL, subject to the exceptions, reservations and other matters herein set forth unto the said Grantee, all that certain tract(s) of land or parcel(s) of land ("Property"), together with all improvements and fixtures, if any, owned by Grantor and situated on said land, described as follows.

Parcel 1: Lots 190 and 191 (except the South 7 feet of said Lots taken for the widening of Roosevelt Road) in Cummings and Foreman's Real Estate Corporation Harrison Street and 9th Avenue Subdivision of the Southeast Quarter of Section 15, Township 39 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 9, 1924 as Document No. 3278599 in Cook County, Illinois.

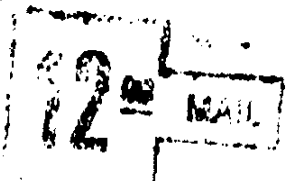
Parcel 2: Lots 187, 188 and 189 as above described.

Permanent Tax No.: 15-15-429-026
 15-15-429-027
 15-15-429-028
 15-15-429-029

This conveyance is made and accepted subject to the terms, conditions, and provisions hereof and further subject to all applicable easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in the Official Records of Real Property of Cook County, Illinois.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and subject to the exceptions, reservations, terms, and

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conditions set forth herein, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular the Property unto Grantee, its successors and assigns, against every person whomever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

All taxes shall be prorated effective as of the date hereof.

EXECUTED the 29th day of March, 1982.

JIFFY LUBE REALTY PARTNERSHIP

By [Signature]
Name NEVILLE BOWEN
General Partner

THE STATE OF INDIANA §
COUNTY OF COOK §

I, MICHAEL ASHLEY, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT NEVILLE BOWEN, personally known to me to be a General Partner of Jiffy Lube Realty Partnership, an Indiana general partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such General Partner he signed and delivered the said instrument, pursuant to authority given by the Partnership Agreement of said partnership, as his free and voluntary act, and as the free and voluntary act and deed of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 29th day of March, 1982.

[Signature]
Notary Public

[SEAL]
REAL EST REAL EST REAL ES REAL ESTATE TRANSFER TAX
VILLAGE OF MAYWOOD VILLAGE OF MAYWOOD
\$100.00 \$100.00 \$10.00 \$10.00 3253 A
VIII VIII VII Village of Maywood

Prepared by
AFTER RECORDING, SEND TO:
PENNZOIL COMPANY
Legal Department
P. O. Box 2967
Houston, TX 77252-2967
ATTN: G. Hughes-Adams

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STATE OF ILLINOIS
NOTARY PUBLIC
MICHAEL ASHLEY
NOTARY PUBLIC
No. 123456789
Exp. 12/31/85