

SPECIAL WARRANTY DEED

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THIS INDENTURE, made this 1st day of December, 1989, between UNION OIL COMPANY OF CALIFORNIA, a California corporation, doing business as UNOCAL, duly authorized to transact business in the State of Illinois, party of the first part, and THE UNO-VEN COMPANY, an Illinois general partnership, 1650 East Golf Road, Schaumburg, Illinois 60196-1008, Attention: CEO, party of the second part: WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all and singular the buildings, improvements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances thereunto belonging:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, for itself and its successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to liens, encumbrances and other matters specifically set forth on Exhibit A attached hereto.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Asst. Secretary, the day and year first above written.

UNION OIL COMPANY OF CALIFORNIA, a California corporation, doing business as UNOCAL

By: Name: JERRY FLEMING Title: Vice-President

Attest: Name: L. J. MAUREL Title: Asst. Secretary

COOK COUNTY, ILLINOIS

1989 DEC -4 PM 1:56

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BOX 333 - GG

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

SEND SUBSEQUENT TAX BILLS TO:

Janet O. Bailly, Esq. Rudnick & Wolfe 203 North LaSalle Street Suite 1800 Chicago, Illinois 60601

The Uno-Ven Company 1650 East Golf Road Schaumburg, Illinois 60196-1008 Attention: CEO

PIN: 02-22-205-008

5 West Palatine Road Palatine, Illinois

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE DEC-1989 RR 13886

Cook County REAL ESTATE TRANSACTION TAX 88.50 REVENUE STAMP DEC-1989

921

72-81-848 D1

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COURT REPORT

RECORDS SECTION

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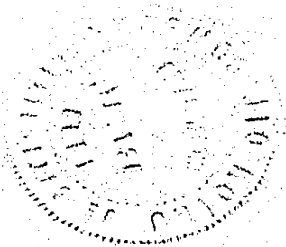
The court report contains the following information:
Case No. 123456789
Date of Filing: 10/25/2023
Court: Cook County Circuit Court
Judge: Hon. Judge [Name]
Parties: Plaintiff [Name] vs. Defendant [Name]

The court report contains the following information:
Case No. 123456789
Date of Filing: 10/25/2023
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COUNTY OF COOK
COURT OF COMMON PLEAS
IN AND FOR THE COUNTY OF COOK
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IN AND FOR THE COUNTY OF COOK

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12/20/2011

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EXHIBIT A

I.C. NO. 117: 5 WEST PALATINE ROAD
PALATINE, ILLINOIS

LOT 1 AND LOT 2 IN BLOCK "A" IN PALATINE, A SUBDIVISION BY ALEXANDER S. PRATT OF THE PART OF THE NORTH EAST QUARTER OF SECTION 22, TOWNSHIP 42, NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP RECORDED IN BOOK 125 OF MAPS, PAGE 61, IN COOK COUNTY, ILLINOIS.

SUBJECT TO THE FOLLOWING PERMITTED ENCUMBRANCES:

1. A LIEN FOR GENERAL TAXES NOT YET DUE AND PAYABLE.
2. MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY.
3. LEASE DATED OCTOBER 31, 1988, BY AND BETWEEN UNOCAL AND DENNIS WEHREIM (D/B/A/ PALATINE AUTO CARE), INCLUDING, WITHOUT LIMITATION, THE RIGHTS OF LESSEE TO ANY BUILDINGS AND OTHER IMPROVEMENTS LOCATED ON THE DESCRIBED PROPERTY.

P.I.N.: 02-22-205-008

A 88-10-22

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