Real Estate Transfer Tax \$500



Real Estate Transfer Tax \$200

61800440

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 16 th day of JUNE, 1992, between U. S. Trust Company of California, N.A., Trustee of The Southland Employees' Trust ("Grantor") under the Trust Agreement dated January 12, 1989, amended and restated from time to time (the "Trust Agreement"), the original of which is deposited in the offices of The Southland Corporation, 2711 N. Haskell Avenue, Dallas, Texas 75204, and Byeong Ok Cheon, with an address of 9043 W. 140th Street, Orland Park, II, 60462 ("Grantee");

WITNESSETH:

92835440

THAT for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other goot and valuable consideration paid by Grantee to Grantor the receipt of which is hereby acknowledged, Grantor has GRANTED BARGALUED AND SOLD, and by these presents does GRANT, BARGAIN AND SELL unto the Grantee that certain property located in the City of Oak Park, County of Cook, and State of Illinois, and more particularly described in Exhibit A attached hereto and made a part hereof "Property").

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, belonging or anywise appertaining, to Grantee, his heirs and assigns, forever.

Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, his heirs and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered on charged, except as set forth on Exhibit A, and that it will SPECIALLY WARRANT AND FOREVER DEFEND the Property against all persons lawfully claiming the same by, through or under it, but not otherwise.

The undersigned Trustee hereby certifies it has been dulkelected as the Trustee of Grantor herein for all purposes and its execution of this deed and the transfer represented hereb are duly authorized under the Trust Agreement.

LMJREAL268

Rell B. Harrell William 1 7 16 Burga Grovers a

2008 Park Decept

UNOFFICIAL COPY

Property of Cook County Clark's Office

UNOFFICIAL COPY No. 17469
Oak Pauk, Illinois

IN WITNESS WHEREOF, Grantor has caused its name to be hereunto affixed by its duly authorized Trustee as of the date first above written.

THE SOUTHLAND EMPLOYEES' TRUST

By: U.S. Trust Company of California, N.A., Trustee

Bill Betz, Vice President

(SEAL)

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bill B. Betz, Vice President of U.S. Trust Company of California, N.A., trustee of The Southland Employees frust pursuant to Trust Agreement dated January 12, 1989, as amended and restated from time to time, the original of which is filted in the offices of The Southland Corporation, 2711 North Haskell Avenue, Dallas, Texas 75204-2906, and acknowledged to me that the foregoing instrument was the act of the said trustee and that he executed the same on behalf of and as the act of The Southland Employees' Trust for the purposes and consideration therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day

(SEAL)

DFFICIAL SEAL
MEIRRILEE J DOWNEY
Notary Public-California
LOSI ANGELES COUNTY

My Cemm. Exp. Nov. 13, 1992

Notary Public

This instrument was prepared by:

THE SOUTHLAND CORPORATION 2711 N. Haskell Avenue Dallas, Texas 75204

moul to

LMJREAL268

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Property of Cook County Clark's Office

UNOFFICIAL COPY No. 17469

EXHIBIT A

Lot 22 in Block 2 in Hiatt's Subdivision of the North 1/2 of the East 40 acres of the Southwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

BEING AND FATENDED TO BE the same property conveyed to Grantor by Deed dated March 31, 1976 and recorded November 9, 1977, as Document No. 24187650, in the Recorder of Deeds Office, Cook County, Illinois.

SUBJECT TO current takes and assessments not yet delinquent and taxes and assessments for subsequent years; covenants, restrictions, reservations, rights, rights-of-way and easements of record; zoning ordinarces or statutes and building, use and occupancy restrictions of public record.

FURTHER SUBJECT TO the following restrictions that neither Grantee nor his heirs, assigns or legal representatives, lessees, or sublessees, shall conduct or permit the conduct on the Property of, and the Property shall never be used for:

- (i) a grocery or convenience store selling at retail any food or food products, dairy products, beer, wine or other alcoholic beverages for consumption off the Property;
- (ii) the retail sale of any food or food products, beer, wine or other alcoholic beverages for consumption on or off the Property;
- (iii) an auto parts or auto supply store for the retail sale of auto parts, supplies, accessories or other automotive-related products; and/or
- (iv) the sale of motor fuels and petroleum products.

TAX IDA 16 07-305-001 100 S. KENILWOLTT OAK HAND TILWOW PANIL

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Proberty of Cook County Clerk's Office