A-01765

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5-IL-4004

MOC Unit No.: EMC Unit No.: 2359

Location:

8302 22300 Governor's Highway

Richton Park, Illinois

95685912

DEPT-01 RECORDING

\$29.50

T+0010 TRAN 2930 10/10/95 10:23:00 +6294 + CJ \*-95-685912

COOK COUNTY RECORDER

#### SPECIAL WARRANTY DEED

MARATHON C. COMPANY, an Ohio corporation, whose address is 539 South Main Street, Findlay, Ohio 45840, Grantor, for the consideration of Sixty-Five Thousand Dollars (\$65,000.00) received to its full satisfaction of EMRO MARKETING COMPANY, a Delaware corporation, Grantee, whose TAX MAILING ADDRESS will be c/o Property Tax Records, 539 South Main Street, Findlay, Chio 45840, grants, bargains and sells to said Grantee the following described real estate in the County of Cook, and State of Illinois, co-wit:

#### Parcel I

That part of the northeast quarter of the northeast quarter of Section 34, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Beginning at the intersection of the West right of way line of U.S. Route 54 and a line 50 feet south of and parallel with the north line of said Section 34, which parallel line is also the south right of way line of Sauk Trail thence west along said parallel line a distance of 150 feet; thence south parallel with the west right of way line of U.S. Route 54 a distance of 150 feet; thence east parallel with the north line of said Section 34 a distance of 150 feet to the West right of way line of U.S. Route 54; thence north along said right of way line a distance of 150 feet to the place of beginning in Cook County, Illinois.

#### Parcel II

The South 25 feet of the North 225 feet of the East 150 feet of that part lying West of the Westerly right-of-way line of Governor's Highway of the East Quarter of the Northeast Quarter of Section 34, Township 35 North, Range 13 East of the Third Principal Meridian.

95685912



COLE COUNTY

DEAL ESTATE TRANSACTION DATE

OF THE PROPERTY OF

REAL ESTATE TRANSACTION TAX

REVENUE

STATE OCTIONS

CONTROL

CONT

Prior Instrument Reference: Document Numbers 20 778 805 and 21 113 573

PARCEL I.D. NUMBER: 31-34-206-005-0000

This conveyance is made subject to taxes for the year 1994 and all subsequent years; all legal highways; zoning and building laws, ordinances and regulations, and violations of any of the foregoing; such a state of facts as an accurate survey might show; and to all restrictions. easements, rights-of-way, exceptions, reservations and conditions which are unrecorded or contained in prior instruments of record in the chain of title to the property conveyed hereby.

GPANTOR, insofar as it has the legal right to do so, does further release, remise and forever quitclaim unto GRANTEE, all of GRANTOR's rights, title and interest, if any, in and to all roadways, streets, alleys, easements and rights-of-way adjacent to or abutting on the property above described.

IN WITNESS WHEREOF, said corporation sets its hand this 16th day of June, 1995.

Signed and acknowledged in the presence of anice

MARATHON OIL COMPA

Printed Name:

R. E. White

Time Clarks Vice President



STATE OF OHIO

SS.

)

COUNTY OF HANCOCK

BEFORE ME, a Notary Public in and for said State of Ohio personally appeared the above named Marathon Oil Company, an Ohio corporation, by R. E. White, its Vice President, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said corporation, and the free act and deed of him personally and as such officer.

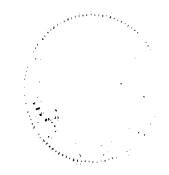
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Findlay, Ohio, this /6 day of June, 1995.

My Commission Expires:

PATTY K. HOLLISTER, Notary Public State of Ohio

My Commission Expires Nov. 13, 1999

Property of Coot County Clark's Office



This Instrument
Prepared by:
Q. H. Wood
Attorney-at-Law
539 South Main Street
Findlay, Ohio 45840

AFTER RECORDING MAIL TO:

ADDRESS OF PROPERTY:

22300 Governor's Highway Richton Park, IL

The Above Address Is For Statistical Purposes Only And Is Not A Part Of This Deed.

SEND SUBSEQUENT TAX BILLS TO:
Emro Marketing Company
c/o Property Tax Section
539 S. Main St.
Findlay, OH 45840

PKH:kjp/60526 6-14-95

95665912

Property of Cook County Clark's Office

#### PLAT ACT AFFIDAVIT

STATE OF OHIO	) )SS.
COUNTY OF HANCOCK	,
	, being duly sworn on oath states that
	of Marathon Oil Company and in violation of Section 1 of Chapter
109 of the Illinois Revised	Statutes for one of the following
	ber below which is applicable to
attached deed or tease.)	

Said Act is not applicable as the grantors own no property adjoining the premises described in said deed. (Existing Parcel)

OF

the conveyance falls in one of the following exemptions permitted by the Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
- 3. The division of lots or blocks of less than 1 acres in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or essements of access.
- 6. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.

Property of Coot County Clert's Office

- 9. The sale or exchange of parcels or tracts of land existing on the date of the Amendatory Act, July 17, 1959, into no more than 2 parts and not involving any new streets or easements of access.
- The sale of a single lot of less than 5 acres from a larger tract when a survey is made by 10. a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder County, Illinois to accept the attached deed for recording. of Deeds of Cook

Vice President

Subscribed and sworn to before me this 16th day of

Cotts Office

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My Commission Expires:

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