

UNOFFICIAL COPY

96009310

COOK
Property 864A

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of January 3, 1996, from MARTIN OIL MARKETING, LTD., an Illinois limited partnership, P.O. Box 298, Blue Island, Illinois 60406 ("Grantor"), to SPANISH COUNCIL OF THE PENTECOSTAL CHURCH OF GOD IN THE UNITED STATES OF AMERICA, a non-for-profit Illinois organization, 3532 West North Avenue, Chicago, Illinois 60647 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the 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 Grantor, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "Real Property").

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TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that it has not done or suffered to be done, anything whereby the Real Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations and other exceptions set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Special Warranty Deed by its General Partner the day and year first above written.

COOK COUNTY RECORDER
#1353 * 96-009310
140012 TRAN 8539 01/04/96 14:40:00
DEPT-01 RECORDING \$27.00

MARTIN OIL MARKETING, LTD., a limited partnership

By: MARTIN MARKETING CORPORATION
an Illinois corporation, its general partner

By: Thomas A. Floyd
Thomas A. Floyd, Its Senior Vice President,
Finance and Administration

G# 75-84-436 DN
HOZEWSKI

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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, Suzanne L. Bibeau, a Notary Public in and for the County and State aforesaid, do hereby certify that Thomas A. Floyd, the Vice President of Martin Oil of Indiana Inc., a dissolved Indiana corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer of said corporation, appeared before me in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1st day of January, 1996.

Suzanne L. Bibeau
Notary Public



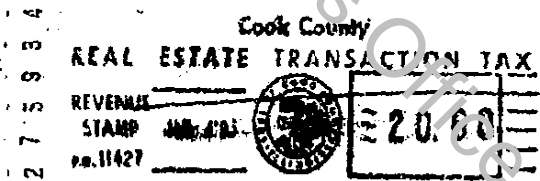
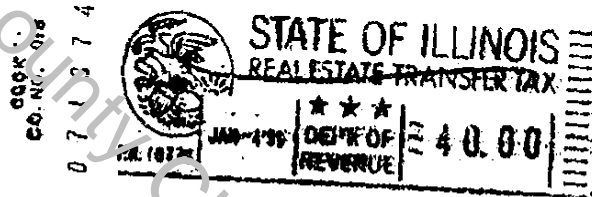
My commission expires on

3-8-97

This instrument was prepared by
Leslie M. Beck
Martin Oil Marketing, Ltd.
4501 West 127th Street
Alsip, Illinois 60658

After recording this instrument should be returned to:
Spanish Council of the
Pentecostal Church of God
in the United States of America
~~3532 West North Avenue~~
~~Chicago, IL 60647~~

5226 Stone Ave
Peotage, IN 46368



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EXHIBIT A

LEGAL DESCRIPTION

LOTS 16 AND 17 IN BLOCK 19 IN C. B. SIMON'S RESUBDIVISION OF BLOCKS 18 AND 19 IN EDWARD SIMON'S SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

96009310

KEY NO: 13-35-418-035-0000 and 13-35-418-023-0000

ADDRESS: 1616 North Drake, Chicago, Illinois 60647

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EXHIBIT B

PERMITTED EXCEPTIONS

Taxes for the year 1995 and subsequent years.

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