

Prepared by:

Shell Oil Products Company  
As agent for Shell Oil Company  
777 Walker Street, TSP 1198  
Houston, TX 77002

By: [Signature]  
R. J. Dold  
Senior Real Estate Representative

Recorded at the request of and return to:

RETURN DOCUMENT TO:  
CHICAGO TITLE INSURANCE CO.  
171 N. CLARK ST., MLC. 04SP  
CHICAGO, IL 60601  
ATTN: ROCHELLE DEMOSE

LIMITED WARRANTY DEED

This Deed is by and between Shell Oil Company, a Delaware corporation, having an office at 777 Walker Street, TSP 1100, Houston, Texas 77002 ("Grantor") and Equilon Enterprises LLC, a Delaware limited liability company, having an office at 1100 Louisiana, Houston, Texas 77002 ("Grantee").

WITNESSETH:

[Handwritten Initials]

In consideration of the mutual covenants set forth in that certain Asset Transfer and Liability Assumption Agreement, dated as of January 15, 1998, among Texaco Inc., a Delaware corporation, Texaco Refining and Marketing Inc., a Delaware corporation, TRMI Holdings Inc., a Delaware corporation, Texaco Pipeline Inc., a Delaware corporation, Texaco Trading and Transportation Inc., a Delaware corporation, Texaco Convent Refining Inc., a Delaware corporation, Texaco Anacortes Cogeneration Company, a Delaware corporation, Shell Oil Company, a Delaware corporation, SOPC Holdings West LLC, a Delaware limited liability company and Equilon Enterprises LLC, a Delaware limited liability company, and the further consideration of the sum of \_\_\_\_\_

AND NO/100 DOLLARS (\$ 737,741.00 ) Grantor does hereby GRANT, PURCHASE, SELL, CONVEY and RELEASE unto Grantee, its successors and assigns forever, all of Grantor's right, title and interest, if any, in and to those certain 2 plots, pieces and parcels of land more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property"), together with any buildings, fixtures and improvements located thereon.

Together with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Property to the center lines thereof, plus all the estate and rights of Grantor in and to any easements, rights, privileges, appurtenances and other hereditaments appurtenant to the Property.

Grantor expressly SAVES, RETAINS, RESERVES and EXCEPTS from this conveyance unto itself and its successors and assigns, all right, title and interest, if any, in and to any oil, gas, and other minerals (including, without limitation, helium, lignite, sulfur, phosphate and other solid, liquid and gaseous substances), regardless of the nature thereof and whether similar or dissimilar but only to the extent any of the foregoing is in its natural state and natural location and not subject to the dominion and control of any person, and, upon thirty (30) days prior written notice to Grantee, the right to explore for, develop and produce same, as well as the right to lease such portion of the Property hereby reserved for such purposes, and all mineral and royalty rights whatsoever in, on, under and pertaining to the

5291 DN

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Property; but Grantor, its successors and assigns, shall have no right to use, or right of ingress to or egress from any part of the surface of the Property for exploration and producing purposes, except with respect to (i) current activities at and any existing contractual or leasehold rights granted to third parties and (ii) any additional activities which have been consented to in writing by Grantee, whose consent shall not be unreasonably withheld. Except as set forth in the preceding sentence, any oil and gas drilling operations, shall be conducted by means of wells, the surface locations of which are on other lands and which may be drilled into and bottomed in or under the Property. Grantor shall exercise its rights under the foregoing mineral, oil and gas reservation so as not to disturb any improvements, installations, petroleum or other products contained in such improvements or installments or surface activities on the Property. Grantor is to receive and retain all bonuses, rentals and royalties payable under any such mineral, oil and gas lease or leases. Grantor may assign, transfer, sell or convey such oil, gas and mineral reservation to any person, corporation, partnership or other entity.

This conveyance is made by Grantor and accepted by Grantee subject to all encumbrances, rights of way and other matters of record affecting same to the extent that the same are currently valid and enforceable against the Property.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claim of all persons claiming by, through or under Grantor, but not otherwise. The preceding sentence is for the benefit of Grantor and the parties now or hereafter constituting Grantee and may not be relied on or enforced by any other entity, including, without limitation, any direct or remote successor in title to Grantee or any title insurer of Grantee or its direct or remote successors in title, by way of subrogation or otherwise.

This Deed is effective at 12:01 a.m. local time on July 1, 1998, regardless of the date of execution.

EXECUTED June 16, 1998.

SHELL OIL COMPANY

By: L. L. Logan  
L. L. Logan, Manager  
Real Estate Coordination  
Shell Oil Products Company  
As agent for Shell Oil Company

REAL ESTATE TRANSFER TAX

Calumet City • City of Homes \$2952.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
738.00  
DEPT OF REVENUE

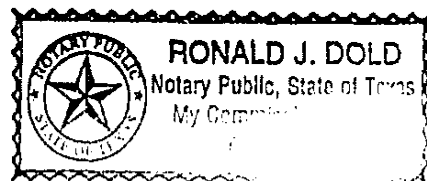
STATE OF TEXAS

COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on June 16, 1998 by L. L. Logan, Manager, Real Estate Coordination, Shell Oil Products Company, as agent for Shell Oil Company, a Delaware corporation, on behalf of the corporation.

WITNESS my hand and official seal.

Ronald J. Dold  
Notary's Signature



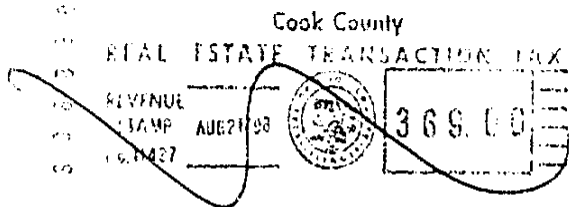
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EXHIBIT "A"  
COOK COUNTY, ILLINOIS

Tract 12. - 470 Torrence/ 147th, Calumet City, COOK, WIC 212-1182-0200  
Tax Parcel # 29-12-231-038

LOT 17 (EXCEPT EAST 5 FEET) LOT 18 (EXCEPT EAST 5 FEET) AND LOTS 19 AND 20 (EXCEPT THAT PART LYING SOUTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN NORTH LINE OF SAID LOT 19, DISTANCE OF 5 FEET WEST OF NORTHEAST CORNER THENCE SOUTH IN A STRAIGHT LINE PARALLEL TO EAST LINE OF SAID LOTS 19 AND 20, A DISTANCE OF 80 FEET TO A POINT BEING A DISTANCE OF 5 FEET WEST OF EAST LINE AND 45 FEET NORTH OF SOUTH LINE THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 45.54 FEET TO A POINT IN SOUTH LINE OF SAID LOT 20 DISTANCE OF 12 FEET WEST OF SOUTHEAST CORNER) IN BLOCK 1 IN CALUMET CITY SUBDIVISION OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY ILLINOIS;



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EXHIBIT "A"  
COOK COUNTY, ILLINOIS

Tract 13. - 1351 River Oaks Dr (159th/ Torrence), Calumet City, COOK, WIC 212-1182-0408  
Tax Parcel # 30-19-100-099

That part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 36 North, Range 15 East of the Third Principal Meridian described as follows:

Beginning at a point in the West line of Section 19, Township 36 North, Range 15 East of the Third Principal Meridian 30.00 Feet South of the Northwest corner of the Northwest  $\frac{1}{4}$  thence East at right angles 130.00 feet to the point of beginning; thence Easterly along a line 30.00 feet so and parallel to the North line of said Section 120.00 feet to a point, thence Southerly at right angles 200.00 feet to a point thence Westerly at right angles 200.00 feet to a point 50.00 feet Easterly of the Westerly line of said section thence Northerly on a line 50.00 feet Easterly of and parallel with the Westerly line of said Section 175.00 feet to a point 55.00 Southerly of the Northerly line of said Section; thence Northeasterly to the point of beginning excepting therefrom that part of the Northwest  $\frac{1}{4}$  of said Section 19 bounded and described as follows:

Beginning at the point of intersection of the Southerly line of 159th Street (marked Route 6) and the East line of Torrence Avenue, distance 55.00 feet South of the North line of said Northwest  $\frac{1}{4}$  and distance 50.00 feet East of the West line of said Northwest  $\frac{1}{4}$ ; thence Northeasterly along said Southerly line of 159th Street (marked Route 6) a distance of 83.69 feet to a point distant 30.00 feet South of said North line of the Northwest  $\frac{1}{4}$  thence East along the South line of said 159th Street (marked Route 6) a distance of 120.00 feet to a point on the property line of the premises herein described; thence South along said property line a distance of 15.50 feet to a point; thence West along a line parallel to and 45.50 feet South of said North line of the Northwest  $\frac{1}{4}$  a distance of 129.79 feet to a point of curvature; thence Southwesterly along an arc of a curve concave to the Southeast having a radius of 50.00 feet and a central angle of 45 Degrees 11 Minutes 45 Seconds a distance of 39.44 feet to a point of tangency thence Southwesterly along a line, a distance of 49.66 feet to a point on said East line of Torrence Avenue, thence North along said East line of Torrence Avenue a distance of 41.00 feet to the point of beginning all in Cook County, Illinois;

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