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Cook County Recorder 47.00



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CTIC # 3 7831424 (ZC)

(SJR)

**SPECIAL WARRANTY DEED** This is a deed dated September 21, 1999, effective September 23, 1999, by EQUILON ENTERPRISES, LLC, a Delaware Limited Liability Company, with offices at 12700 Northborough, Ste. 100, ATTN: Real Estate Administration, Houston, Texas 77067 ("Grantor") to Auto Glow of Des Plaines, Inc., an Illinois corporation ("Grantee"):

GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described Premises situated at 513 Des Plaines Road, Des Plaines, in the County of Cook, State of Illinois:

See attached Exhibit A for description *Jm*

together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon; but subject to all easements, rights-of-way, reservations and restrictions of record, recorded tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the Premises would show. TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, administrators, executors, successors and assigns forever.

SUBJECT to: Easements, rights-of-way, covenants, conditions and restrictions as the same may be of present and in force and effect as of the effective date hereof, zoning regulations, ordinances, and building restrictions, regulations; taxes for the current year or prior years, and any liens for special assessments which as of the date hereof, which are not yet due and payable.

PROVIDED, HOWEVER, The Property shall not be used as a gasoline service station or for the dispensing of petroleum products for a twenty (20) year period from the date of recordation of the deed. A failure to comply with this use restriction shall entitle Equilon Enterprises, LLC or its successors and assigns to obtain immediate injunctive relief, it being agreed that incalculable damage will immediately occur to Equilon as a result of a violation hereof.

FURTHER PROVIDED there is expressly reserved and excepted from this conveyance and not conveyed to Grantee, all right, title and interest 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, and the right to explore for, develop and produce same, as well as the right to lease the property herein conveyed for such purposes, and all mineral and royalty rights whatsoever in, on or under and pertaining to the property but without the right to use, or right of any ingress to or egress from the surface of the property herein conveyed for exploration or producing purposes, all of said interests having been saved, retained, reserved and excepted in a previous conveyance of the Premises.



REAL ESTATE TRANSFER TAX \$ 2.00 PER \$ 1,000.00  
NO. 31005  
CITY OF DES PLAINES

BOX 333-CTI



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## EXHIBIT A

### PARCEL 1.

LOTS 1 TO 5 INCLUSIVE (EXCEPT FROM EACH OF SAID LOTS THE SOUTHWESTERLY 14.93 FEET. THEREOF AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINES THEREOF) LOTS 37 TO 41 INCLUSIVE AND THE SOUTHERLY 25 FEET OF LOT 44 (AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE THEREOF) (EXCEPT THE SOUTHWESTERLY 14.93 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE THEREOF) ALL IN LEE'S SUBDIVISION OF LOTS 10 TO 13 OF HODGE'S SUBDIVISION IN SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART LYING WESTERLY OF A LINE 40 FEET EASTERLY OF AND PARALLEL WITH THE CENTER LINE OF DES PLAINES AVENUE AS OCCUPIED) IN COOK COUNTY, ILLINOIS.

### PARCEL 2.

THE VACATED ALLEY LYING EASTERLY OF LOTS 1 TO 5 AND LYING WESTERLY OF LOT 37 IN LEE'S RE-SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

Common Address: 513 Des Plaines River Road, Des Plaines, IL

PIN: 09-16-300-114-0000

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