

# UNOFFICIAL COPY

Des Plaines, Illinois Terminal

Prepared By and Return To:

Stuart A. Rains, Esq.

6100 South Yale Avenue

Tulsa, OK 74136



0336539040

Doc#: 0336539040

Eugene "Gene" Moore Fee: \$38.50

Cook County Recorder of Deeds

Date: 12/31/2003 10:18 AM Pg: 1 of 8

## SPECIAL WARRANTY DEED

03140588 - PM - 1081

This Indenture, made as of the 31 day of December, 2003, between **PDV Midwest Refining LLC**, a Delaware limited liability company and wholly owned subsidiary of CITGO Petroleum Corporation ("Grantor") whose address is 6100 South Yale Avenue, Tulsa, Oklahoma 74136, and CITGO Petroleum Corporation., a Delaware corporation and parent company of Grantor ("Grantee") whose mailing address is 6100 South Yale Avenue, Tulsa, Oklahoma 74136

WITNESSETH, that Grantor, for and in consideration of the parent, subsidiary relationship of Grantee and Grantor and other good and valuable non-monetary consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with limited warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the real estate legally described on Exhibit A attached hereto and made a part hereof, situated in the County of Cook and State of Illinois;

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, 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;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

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And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises 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 said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to covenants, conditions and restrictions whether recorded or unrecorded; private, public and utility easements whether recorded or unrecorded; roads and highways, if any; existing leases and tenancies whether recorded or unrecorded; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the date hereof or any special tax or assessment for improvements heretofore completed; general real estate taxes for any year including, without limitation, any taxes which may accrue by reason of new or additional improvements during any year; mortgages or trust deeds whether recorded or unrecorded; liens or encumbrances, whether choate or inchoate, whether recorded or unrecorded; and any other matters affecting title whether recorded or unrecorded.

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Property of Cook County Clerk's Office

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**IN WITNESS WHEREOF**, the Grantor has caused this deed to be executed in its name by **Jerry E. Thompson**, its **President**, said officer being hereunto duly authorized, all as of the day, month and year first above written.

Witnesses:

**PDV Midwest Refining, L.L.C.,  
a Delaware limited liability company**

Vickie Spurr  
Name:

[Signature]  
Name:

.By: Jerry E. Thompson  
Jerry E. Thompson, President

Property of Cook County Clerk's Office

Return Subsequent Tax Bill to:  
CITGO Petroleum Corporation  
6100 South Yale Ave,  
Tulsa, Oklahoma 74136  
ATT: Property Tax

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## EXHIBIT A - LEGAL DESCRIPTION

### PARCEL 1:

THE EAST 690.0 FEET OF THE WEST 987.1 FEET OF THE SOUTH 1175 FEET OF THE NORTH 3/4 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS TO USE AND PERMIT OTHERS TO USE PARCELS "A" AND "B" AND ANY ROAD THEREON AND FOR PEDESTRIAN AND VEHICULAR TRAFFIC FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN WARRANTY DEED FROM HELEN A. MURPHY TO THE PURE OIL COMPANY DATED JULY 19, 1955 AND RECORDED SEPTEMBER 14, 1955 AS DOCUMENT 16361581 OVER THE FOLLOWING DESCRIBED PARCELS A AND B;

### PARCEL "A"

COMMENCING AT A POINT 670.70 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 23; THENCE WEST 200 FEET ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH ON A LINE PARALLEL TO THE NORTH-SOUTH QUARTER SECTION LINE 60 FEET; THENCE EAST ON A LINE PARALLEL WITH SAID SOUTH LINE 497.10 FEET; THENCE SOUTH ON A LINE PARALLEL TO THE NORTH-SOUTH QUARTER SECTION LINE 65 FEET; THENCE WEST 297.10 FEET TO A POINT 5 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING.

### PARCEL "B"

THE EAST 60 FEET OF THE SOUTH 670.70 FEET OF SAID SOUTHWEST 1/4 OF SECTION 23, (EXCEPT THAT PART OF PARCEL B FALLING IN PARCEL A AFORESAID), IN COOK COUNTY, ILLINOIS.

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## ACKNOWLEDGMENT

STATE OF OKLAHOMA            )  
   ) §  
 COUNTY OF TULSA            )

BE IT REMEMBERED, that on this 17 day of December, 2003, before me, the subscriber, a Notary Public in and for said State, personally came **Jerry E. Thompson**, as **President** and, duly authorized officer of PDV MIDWEST REFINING L.L.C., a Delaware limited liability company who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said limited liability company, and his free act and deed as such officer.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

*Debra M. Cooper*  
 Notary Public

My Commission Expires Feb 4, 2005  
 com # 00020981

Notary Public of Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT

STATE OF OKLAHOMA )

COUNTY OF TULSA )

I, **Jerry E. Thompson**, an authorized officer of PDV Midwest Refining LLC being duly sworn on oath state that the subject property is located at 2304 Terminal Drive, Mount Prospect, Illinois 60056. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons.

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed,

-OR-

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

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than acre 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 easement of access.
6. The conveyance of land owned by a 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.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

Affiant further states that **Jerry E. Thompson**, as **President**, on behalf of PDV Midwest Refining LLC, a Delaware limited liability company and makes this affidavit for the purpose of inducing the recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording

Signature and Notary of following page

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Witnesses:

PDV Midwest Refining, L.L.C.,  
a Delaware limited liability company

*Vickie Erwin*  
Name: \_\_\_\_\_  
*Jorie Phillips*  
Name: \_\_\_\_\_

By: *Jerry E Thompson*  
Jerry E. Thompson, President

ACKNOWLEDGMENT

STATE OF OKLAHOMA             )  
  ) §  
COUNTY OF TULSA             )

BE IT REMEMBERED, that on this 17 day of December, 2003, before me, the subscriber, a Notary Public in and for said State, personally came Jerry E. Thompson as President, and duly authorized officer of PDV MIDWEST REFINING L.L.C., a Delaware limited liability company who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said limited liability company, and his free act and deed as such officer.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

*Wesley M. Cooper*  
Notary Public  
(SEAL)

My Commission Expires: Dec 4, 2005  
Com. # 00020981

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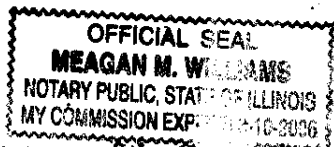
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/31, 2003

Signature: Paul Miller  
Grantor or Agent

Subscribed and sworn to before me  
by the said notary  
this 31st day of December, 2003  
Notary Public: Meagan Williams

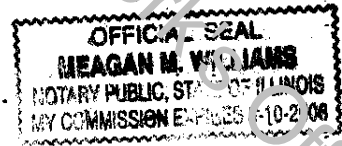


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12/31, 2003

Signature: Paul Miller  
Grantee or Agent

Subscribed and sworn to before me  
by the said notary  
this 31st day of December, 2003  
Notary Public: Meagan Williams



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)