

UNOFFICIAL COPY 09162617

SPECIAL WARRANTY DEED (Illinois)

630/0022 14 001 Page 1 of 4 1999-12-15 11:20:31 Cook County Recorder 27.50



Above Space For Recorder's Use Only

THIS INDENTURE, made this 6th day of July, 1999 between Clark Refining & Marketing, Inc. (f/k/a Clark Oil & Refining Corporation), a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, and OTG 3, L.L.C., a Delaware limited liability company, 800 Roosevelt Road, Building E, 2nd Floor, Glen Ellyn, Illinois 60137,

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook State of Illinois known and described in Exhibit A attached hereto and incorporated herein by reference, subject however to all real estate taxes subsequent to this deed and all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said premises as above described, together with the appurtenances and hereditaments thereunto belonging, unto the party of the second part, its heirs and assigns forever.

The party of the first part hereby covenants that it and its successors and assigns DO AND WILL WARRANT AND DEFEND the title to the premises unto the party of the second part, forever against the lawful claims of all persons claiming by or through the party of the first part and none other; provided that this covenant shall be for the benefit of only the party of the second part, its lenders and title insurers, and not its assigns or any other person or party.

Permanent Real Estate Index Number(s): 13-01-126-061 Address(es) of real estate: 3016 W. Peterson, Chicago, Illinois 60659

City of Chicago Real Estate Dept. of Revenue Transfer Stamp 215226 \$2,355.00 11/10/1999 12:05 Batch 05367 70

99-05678 Δ

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Controller ~~President~~, and attested by its _____ Secretary, the day and year first above written.

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Clark Refining & Marketing, Inc.

By Dennis R. Eichholz
Title: Controller

Attest: Richard A. Keffner
Secretary

This instrument was prepared by Lewis, Rice & Fingersh, L.C.
500 North Broadway, Suite 2000
St. Louis, Missouri 63102
(314) 444-7600

STATE OF MISSOURI)
) SS.
CITY OF ST. LOUIS)

I, Jean C. Lockwood, a Notary Public, in and for said City and State aforesaid, DO HEREBY CERTIFY THAT Dennis R. Eichholz personally known to me to be the Controller ~~President~~ of Clark Refining & Marketing, Inc. a corporation and Richard A. Keffner personally known to me to be the _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Controller ~~President~~ and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 6th day of July, 1999.



Jean C. Lockwood
Notary Public

My Commission Expires
JEAN C. LOCKWOOD
NOTARY PUBLIC—STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXPIRES SEPT. 23, 2000

~~Return this document to
Kathleen Daly Winschel
Lewis, Rice & Fingersh, L.C.
500 North Broadway, Suite 2000
St. Louis, MO 63102-2147~~

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Exhibit A

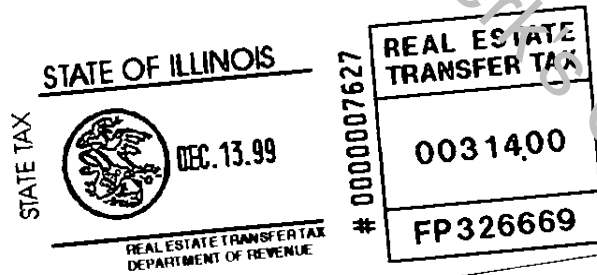
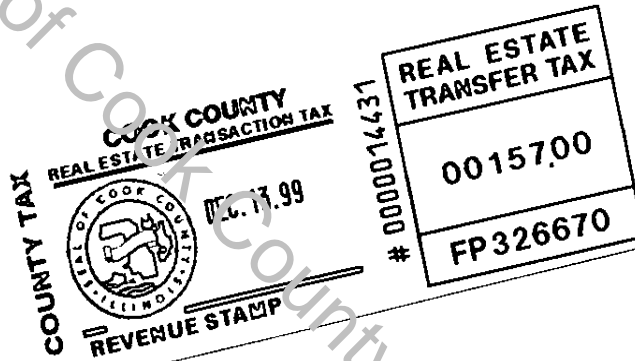
THAT PART OF LOT 7 LYING NORTH OF A LINE 67 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THAT PART OF LOT 8 LYING NORTH OF A LINE 67 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1 AFORESAID;

LOT 9 (EXCEPT THAT PART THEREOF LYING SOUTH OF A LINE 67 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1 AFORESAID);

LOT 10 (EXCEPT THAT PART THEREOF LYING SOUTH OF A LINE 67 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1 AFORESAID),

ALL IN BLOCK 5 IN NIXON AND PRASSAS' LINCOLN AND PETERSON AVENUE ADDITION TO NORTH EDGENATER, IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT FILED IN THE REGISTRAR'S OFFICE ON JUNE 19, 1917 AS DOCUMENT NO. 74453 AND IN THE RECORDER'S OFFICE AS DOCUMENT NO. 6133092, ALL IN COOK COUNTY, ILLINOIS.



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Exhibit B

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1. General taxes for the second installment of 1998, taxes for 1999 and subsequent years, none yet due and payable.
2. Those matters as disclosed by Survey prepared by Michael J. Emmert Surveys, Inc., dated May 28, 1999, Job No. 15919, as follows:
 - a. Encroachment of concrete pad for light stand along the Westerly boundary to the extent of 1 foot West onto the adjoining property.
 - b. Encroachment of brick building located on property adjoining to the East onto subject property.

Property of Cook County Clerk's Office



When recorded mail to:
LandAmerica Financial Group, Inc.
attn: MARY GARCIA
3636 N. Central Avenue, Suite 850
Phoenix, AZ 85012
Escrow No. 99-16941