



SPECIAL WARRANTY DEED

88092155

THIS INDENTURE, made the 25th day of FEBRUARY, 1988, between CITGO Petroleum Corporation, a Delaware corporation, party of the first part, and LaSalle National Bank, not individually but as Trustee under Trust Agreement dated December 4, 1987 and known as Trust No. 112840, mailing address is 135 South LaSalle Street, Chicago, Illinois 60603, party of the second part;

WITNESSETH :

That for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part does hereby convey, with Special Warranty of Title, unto the said party of the second part, that certain real property, described on Exhibit A, attached hereto and made a part hereof, containing the legal description and other terms, conditions and restrictions.

TOGETHER with all right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above-described real estate to the center lines thereof; together with appurtenances, if any, and all the estate and rights of the party of the first part in and to said real estate.

SUBJECT TO current taxes and assessments not yet delinquent and taxes and assessments for subsequent years; covenants, restrictions, reservations, rights, rights-of-way and easements of record; zoning ordinances or statutes and building, use and occupancy restrictions of public record.

TO HAVE AND TO HOLD the real estate herein granted unto the party of the second part, the successors and assigns of the party of the second part forever.

And the party of the first part covenants that it has the right to convey the said real estate to the party of the second part; and that the said party of the first part will, and its successors and assigns shall, warrant and defend the same to the said party of the second part, the successors and assigns of the party of the second part, against the lawful claims and demands of all persons claiming by, through, or under the party of the first part, but not otherwise subject as aforesaid.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey, either with or without consideration, to convey said premises or any part thereof to successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and

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to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor of successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

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And the said party of the first part hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the said party of the first part has caused this deed to be executed in its corporate name by L.H. BRITAIN, JR, its VICE PRESIDENT, and its corporate seal to be hereto affixed and attested by W. JAMES M'CARNEY, its ASSISTANT SECRETARY, said officers being hereunto duly authorized, all as of the day, month and year first above written.

ATTEST:

CITGO Petroleum Corporation

By: W. James M'Carney
Title: ASSISTANT SECRETARY

By: [Signature]
Title: VICE PRESIDENT

STATE OF OKLAHOMA)
)
COUNTY OF TULSA)

The foregoing instrument was acknowledged before me this 15th day of MARCH, 1988, by L.H. BRITAIN, JR and W. James M'Carney VICE PRESIDENT and ASSISTANT SECRETARY of CITGO Petroleum Corporation, a Delaware corporation, on behalf of the corporation.

My commission expires:

3/1/91

[Signature]
Notary Public

COOK COUNTY CLERK'S OFFICE
PUBLIC RECORDS SECTION

1988 MAR -3 PM 3:10

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BOX 333 - GG

MAIL TO: James V. Inendino
Vedder, Price et al
115 S. LASALLE ST.
CHICAGO IL 60603

PREPARED BY:
W. JAMES M'CARNEY
BOX 3758
TULSA, OK 74102

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EXHIBIT A

Lots 18, 19, 20, 21, 22 and 23 in Block 8 in 31st Street and Wolf Road Subdivision of the South East Quarter (1/4) of the South East Quarter (1/4) of Section 30, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

BEING AND INTENDED TO BE the same property conveyed to CITGO Petroleum Corporation, a Delaware corporation, by General Warranty Deed from Cities Service Company, a Delaware corporation, dated June 25, 1983, recorded as Document 26694283 on July 19, 1983, in Cook County, Illinois.

11200 W 31st Street
Westchester, IL

HBO
PIN. 15-30-416-041-0000 ALL
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Property of Cook County Clerk's Office