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97329860

DesPlaines Terminal
P.O. Box 293
2304 Terminal Dr.
Mt. Prospect, IL

: DEPT-01 RECORDING \$35.00
: T50012 TRAN 5051 05/09/97 15:14:00
: #7921 # CG # -97-329860
: COOK COUNTY RECORDER

This space reserved for Recorder's use only.

35.00
a

SPECIAL WARRANTY DEED

This Indenture is made as of the 1st day of May, 1997, between THE UNO-VEN COMPANY, an Illinois general partnership ("Grantor") whose address is 3850 North Wilke Road, Arlington Heights, Cook County, Illinois and PDV MIDWEST REFINING, L.L.C., a Delaware limited liability company ("Grantee"), with an address at 750 Lexington Avenue, New York, New York 10022;

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY 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, situate in the County of Cook and State of Illinois;

TOGETHER WITH all and singular the hereditaments and appurtenances, covenants belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, 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.

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

BOX 333-CTI

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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 those matters described on Exhibit B attached hereto and made a part hereof by this reference.

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RECEIVED
VILLAGE OF MOUNT PROSPECT
REAL ESTATE TAX
23941 \$ 7,410.⁰⁰
5/5/97

97229860

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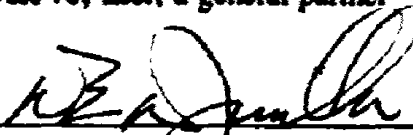
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IN WITNESS WHEREOF, Grantor has caused this Indenture to be executed in its name to be signed to these presents by its authorized representative, the day and year first above written.

THE UNO-VEN COMPANY

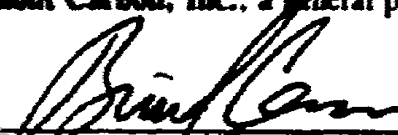
By: Midwest 76, Inc., a general partner

By: 
Name: Donald E. D'Zurilla
Title: Vice President

By: PDV Midwest Refining, L.L.C., a general partner

By: 
Name: Eduardo Blanco
Title: President

By: Lemont Carbon, Inc., a general partner

By: 
Name: Brian C. Conners
Title: Vice President

This Instrument Prepared by
and After Recording Return to:
Rudnick & Wolfe
203 North LaSalle Street
Suite 1800
Chicago, Illinois 60601
Attn: Barrett J. Schulz, Esq.

Return Subsequent Tax Bills to:
PDV Midwest Refining, L.L.C.
%CITGO Petroleum Corporation operator
P.O. Box 3758
Tulsa, Oklahoma 74102
Attn: Jeannie Sturges,
General Manager Tax

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ACKNOWLEDGMENT

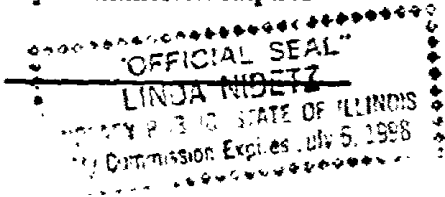
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, Linda Nidetz, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Donald E. D'Zurilla, Vice President of Midwest 76, Inc., a Delaware corporation and a general partner of The UNO-VEN Company, an Illinois general partnership (the "Partnership"), and Eduardo Blanco, the President of PDV Midwest Refining, L.L.C., a Delaware limited liability company, a general partner of the Partnership, and Brian Connors, the Vice President of Lemont Carbon, Inc., a Delaware corporation, a general partner of the Partnership are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such parties appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said partnership, for said uses and purposes.

GIVEN under my hand and notarial seal this 1st day of May, 1997.

Linda Nidetz
 Notary Public

My Commission Expires:



Accept under provisions of Paragraph 2, Section 4, Real Estate Transfer Tax Act.
 Date: 5/1/97
 Buyer, Seller or Representative: _____

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EXHIBIT A

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EAST 690.0 FEET OF THE WEST 987.1 FEET OF THE SOUTH 1175 FEET OF THE NORTH 2/4 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 EGRESS AND INGRESS 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 18, 1955 AND RECORDED SEPTEMBER 14, 1955 AS DOCUMENT 16361581 OVER THE FOLLOWING DESCRIBED PARCELS A AND B:

PARCEL "A"

COMMENCING AT A POINT 670.7 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 23; THENCE WEST 500 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 497.1 FEET; THENCE SOUTH ON A LINE PARALLEL TO THE NORTH-SOUTH QUARTER SECTION LINE 65 FEET; THENCE WEST 297.1 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 670.7 FEET OF SAID SOUTHWEST 1/4 OF SECTION 23, (EXCEPT THAT PART OF PARCEL B FALLING IN PARCEL A AFORESAID), IN COOK COUNTY, ILLINOIS.

P.I.N.: 08-23-400-021-0000; 08-23-400-022-0000

Common Address: P.O. Box 293
2304 Terminal Drive
Mt. Prospect, Illinois 60056

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EXHIBIT B

PERMITTED ENCUMBRANCES

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 of 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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AFFIDAVIT - PLAT ACT

STATE OF)
) SS
COUNTY OF)

The undersigned, as agent for The UNO-VEN Company, the owner of the property described in the attached deed, being duly sworn on oath, states that the attached deed is not in violation of 765 Illinois Compiled Statutes Section 205/1 for one or more of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 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 is between owners of adjoining and contiguous land.
5. The conveyance is 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 easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.

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10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sales, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

[CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.]

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

The UNO-VEN Company

By: Brian D. 2/A

Its: authorized signatory

SUBSCRIBED and SWORN to before me this 5th day of May, A.D. 1997.

Cameron J. [Signature]
Notary Public

My Commission expires: 11-2-99

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