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6801 N. Western Ave.  
Chicago, IL

97329962

. DEPT-01 RECORDING \$31.00  
. T#0012 TRAM 5053 05/09/97 15:39:00  
. #8029 # CG \*-97-329962  
. COOK COUNTY RECORDER

*This space reserved for Recorder's use only.*

## 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 law 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, situated in the County of Cook and State of Illinois;

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainders 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 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

# BOX 333-CTI

7660124-DI-1102-12

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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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★ 1 2 CITY OF CHICAGO ★  
★ 1 1 REAL ESTATE TRANSACTION TAX ★  
★ 1 1 DEPT. OF REVENUE MAY-9-97 999.00 ★  
★ 1 1 PR. 11115

★ 1 3 CITY OF CHICAGO ★  
★ 1 1 REAL ESTATE TRANSACTION TAX ★  
★ 1 1 DEPT. OF REVENUE MAY-9-97 999.00 ★  
★ 1 1 PR. 11115

★ 1 4 CITY OF CHICAGO ★  
★ 1 1 REAL ESTATE TRANSACTION TAX ★  
★ 1 1 DEPT. OF REVENUE MAY-9-97 999.00 ★  
★ 1 1 PR. 11115

★ 1 5 CITY OF CHICAGO ★  
★ 1 1 REAL ESTATE TRANSACTION TAX ★  
★ 1 1 DEPT. OF REVENUE MAY-9-97 226.00 ★  
★ 1 1 PR. 11115

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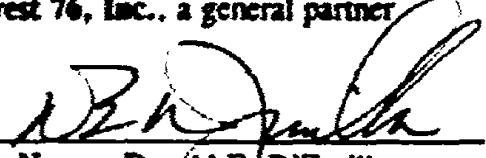
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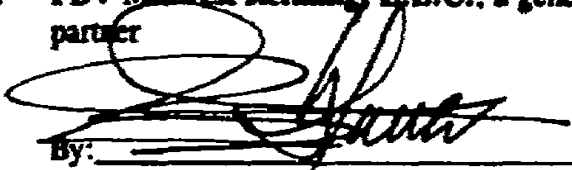
IN WITNESS WHEREOF, Grantor has caused this Indenture to be executed in its name to be signed to these presents by its authorized representative, the day and year first above written.

## THE UNO-VEN COMPANY

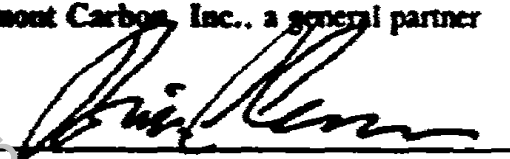
By: Midwest 76, Inc., a general partner

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. Connors  
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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## EXHIBIT A

### Legal Description

THE WEST 139 FEET OF THE SOUTH 1/2 OF LOT 28 (EXCEPT PART TAKEN FOR STREET) IN SMITH'S ADDITION TO ROGERS PARK IN THE NORTH 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Address: 6801 North Western Avenue  
Chicago, Illinois

Tax Parcel Number: 11-31-121-007

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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 chaste or inchoate, whether recorded or unrecorded; and any other matters affecting title whether recorded or unrecorded.

Exempt under provisions of Paragraph \_\_\_\_\_ Section 4  
Real Estate Transfer Tax Act.  
5-8-97 \_\_\_\_\_  
Date Buyer, Seller or Representative

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