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385 Sauk Trail
Park Forest, IL

97333218

DEPT-01 RECORDING \$31.00
T40012 TRAN 5043 05/12/97 15:06:00
98486 + CG *-97-333218
COOK COUNTY RECORDER

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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, 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

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Div 1 76-60-130

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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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EX 202503
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RUSPER TAX
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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: Edgardo 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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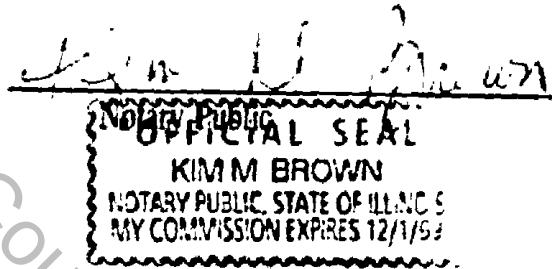
ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Kim Brown, 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 Conners, 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.

My Commission Expires:



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

THAT PART OF OUTLOT 'R' IN BLOCK 95 OF THE VILLAGE OF PARK FOREST AREA NO. 4, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35 AND THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF BLACKHAWK DRIVE 136.06 FEET NORTH OF THE SOUTHWEST CORNER OF SAID OUTLOT 'R'; THENCE NORTH 0 DEGREES 33 MINUTES 01 SECONDS WEST ALONG THE EAST LINE OF BLACKHAWK DRIVE, 150 FEET; THENCE NORTHEASTERLY ON A CURVE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 25 FEET, A DISTANCE OF 23.54 FEET TO A POINT ON THE SOUTHERLY LINE OF SAUK TRAIL; THENCE SOUTH 80 DEGREES 41 MINUTES 52 SECONDS EAST ON THE SOUTHERLY LINE OF SAUK TRAIL 37.16 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A CURVE CONVEX TO THE NORTHERLY AND HAVING A RADIUS OF 819.87 FEET AND A DISTANCE OF 112.83 FEET TO A POINT (THE LAST DESCRIBED CURVE IS ON THE SOUTHERLY LINE OF SAUK TRAIL); THENCE SOUTH 0 DEGREES 33 MINUTES 1 SECOND EAST ON A LINE PARALLEL TO THE EAST LINE OF SAID BLACKHAWK DRIVE, 141.50 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 59 SECONDS WEST ON A LINE 90 DEGREES FROM THE LAST DESCRIBED LINE, 175.40 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Common Address: 385 Sauk Trail
Park Forest, Illinois

Tax Parcel Number: 31-35-206-034

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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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