

SPECIAL WARRANTY DEED IN TRUST

76 60 139 Dal

THIS INDENTURE WITNESSETH, That the

Grantor PDV Midwest Refining L.L.C. a Delaware Limited Liability Company, P.O. Box 22072, Tulsa, Oklahoma 74121

of the County of Tulsa and State of Oklahoma

For and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and SPECIALTY WARRANTS unto the THE CHICAGO TRUST COMPANY, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3294, as Trustee under the provisions of a trust agreement dated the 9<sup>th</sup> day of December 1994 known as Trust Number 1100121, the following described real estate in the County of and State of Illinois, to-wit:

Reserved for Recorder's Office 3

See Exhibit "A" attached hereto and made a part hereof;

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

Permanent Tax Number: 03-20-100-026-0000 AND 03-20-100-015-0000

BOX 333-CTI

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

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 a 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 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 99 years, and 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 or 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.

And the said grantor \_\_\_\_\_ hereby expressly waive \_\_\_\_\_ and release 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 grantor \_\_\_\_\_ aforesaid has \_\_\_\_\_ hereunto set their hand \_\_\_\_\_ and seal \_\_\_\_\_ this 30TH day of JANUARY 19 98.

PDV Midwest Refining, L.L.C.

ATTEST:

M. Jane Merton  
Title: CONSULTANT SECRETARY

By:

Ezra C Hunt  
Title: EZRA C. HUNT, Vice-President

THIS INSTRUMENT WAS PREPARED BY:

Stuart Rains, Esquire  
6100 South Yale Avenue  
Tulsa, Oklahoma 74136

State of OKLAHOMA

County of TULSA

} SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that EZRA C. HUNT, VICE PRESIDENT

personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that HE signed, sealed and delivered the said instrument as HIS free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 30th day of JANUARY, 1998

May E. Cahert  
NOTARY PUBLIC

My Commission Expires July 11, 2000

PROPERTY ADDRESS:

1800 N. ARLINGTON Rd, ARLINGTON, IL 60115, IL

AFTER RECORDING, PLEASE MAIL TO:

THE CHICAGO TRUST COMPANY  
171 N. CLARK STREET ML09LT OR BOX NO. 333 (COOK COUNTY ONLY)  
CHICAGO, IL 60601-3294

# UNOFFICIAL COPY

EXHIBIT A

RE-16081  
9064-227

98105706 Page 3 of 3

PARCEL 1:

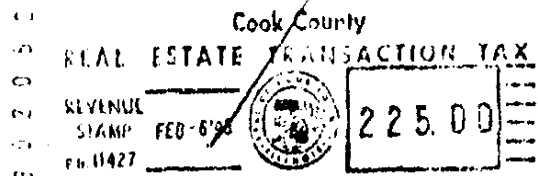
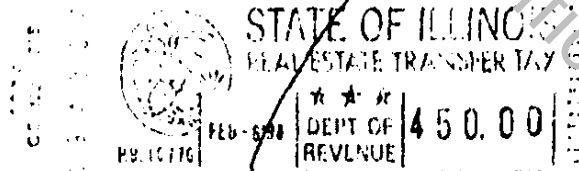
LOT 2A IN THE RESUBDIVISION OF LOT 2 IN PALATINE AND STATE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1964 AS DOCUMENT NO. 19253056,

(EXCEPT THAT PART OF LOT 2A DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2A; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2A, A DISTANCE OF 226.2 FEET TO THE NORTHEAST CORNER OF SAID LOT 2A; THENCE SOUTH 01 DEGREES, 21 MINUTES, 36 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 2A, A DISTANCE OF 54.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 2A, A DISTANCE OF 125.66 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE, BEING TANGENT TO LAST DESCRIBED LINE, HAVING A RADIUS OF 73 FEET AND BEING CONVEX TO THE NORTHWEST, AN ARC DISTANCE OF 38.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 127 FEET AND BEING CONVEX TO THE SOUTHEAST, AN ARC DISTANCE OF 66.73 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2A; THENCE NORTH 0 DEGREES, 21 MINUTES, 36 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2A, 81.11 FEET TO THE NORTHWEST CORNER OF SAID LOT 2A AND THE PLACE OF BEGINNING, CONTAINING 13,705 SQUARE FEET MORE OR LESS), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2B IN THE RESUBDIVISION OF LOT 2 IN PALATINE AND STATE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1964 AS DOCUMENT 19253056, IN COOK COUNTY, ILLINOIS.



# UNOFFICIAL COPY



## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007660139 D1  
STREET ADDRESS: 1800 N. ARLINGTON HEIGHTS ROAD  
CITY: ARLINGTON HEIGHTS COUNTY: COOK  
TAX NUMBER: 03-20-100-026-0000

### LEGAL DESCRIPTION:

#### PARCEL 1:

LOT 2A IN THE RESUBDIVISION OF LOT 2 IN PALATINE AND STATE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1964 AS DOCUMENT NO. 19253056,

(EXCEPT THAT PART OF LOT 2A DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2A; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2A, A DISTANCE OF 226.2 FEET TO THE NORTHEAST CORNER OF SAID LOT 2A; THENCE SOUTH 01 DEGREES, 21 MINUTES, 36 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 2A, A DISTANCE OF 54.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 2A, A DISTANCE OF 125.66 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE BEING TANGENT TO LAST DESCRIBED LINE, HAVING A RADIUS OF 73 FEET AND BEING CONVEX TO THE NORTHWEST, AN ARC DISTANCE OF 38.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 127 FEET AND BEING CONVEX TO THE SOUTHEAST, AN ARC DISTANCE OF 66.73 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2A; THENCE NORTH 0 DEGREES, 21 MINUTES, 36 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2A, 81.11 FEET TO THE NORTHWEST CORNER OF SAID LOT 2A AND THE PLACE OF BEGINNING, CONTAINING 13,705 SQUARE FEET MORE OR LESS), IN COOK COUNTY, ILLINOIS.

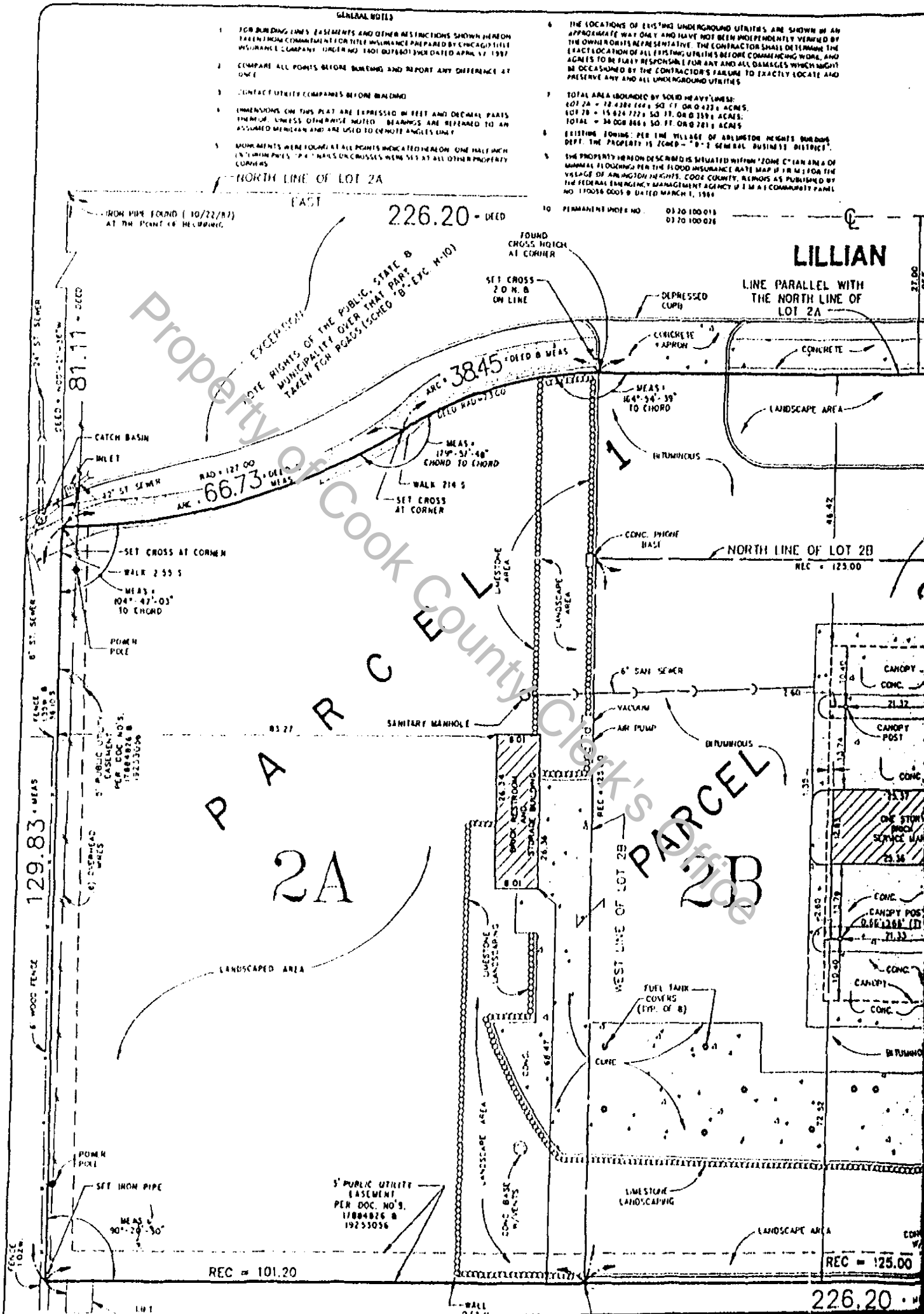
#### PARCEL 2:

LOT 2B IN THE RESUBDIVISION OF LOT 2 IN PALATINE AND STATE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1964 AS DOCUMENT 19253056, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

**GENERAL NOTES**

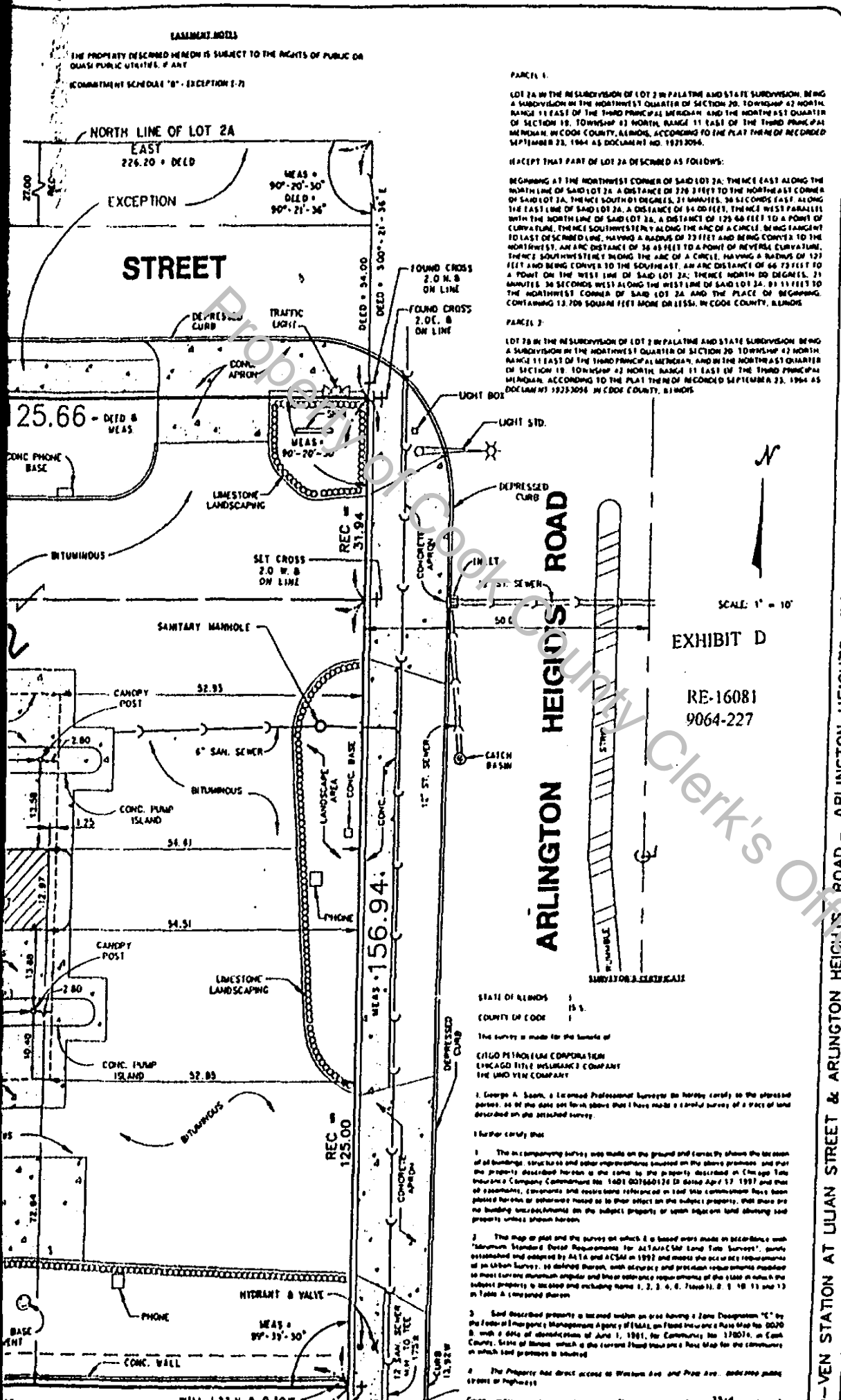
1. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS SHOWN HEREON TAKEN FROM COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY (ORDER NO. 1401 027801) DATED APRIL 17, 1997
2. COMPARE ALL POINTS BEFORE SURVEYING AND REPORT ANY DIFFERENCE AT ONCE
3. CONTACT UTILITY COMPANIES BEFORE BEGINNING
4. DIMENSIONS ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO COMPUTE ANGLES ONLY
5. MONUMENTS WERE FOUND AT ALL POINTS INDICATED HEREON. ONE HALF INCH (1/2") IRON PIPES, 10" NAILS UNLESS OTHERWISE NOTED WERE SET AT ALL OTHER PROPERTY CORNERS
6. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES
7. TOTAL AREA BOUNDED BY SOLID HEAVY LINES:  
 LOT 2A = 72,428.166 ± SQ. FT. OR 0.422 ± ACRES.  
 LOT 2B = 15,824.772 ± SQ. FT. OR 0.359 ± ACRES.  
 TOTAL = 88,252.938 ± SQ. FT. OR 0.781 ± ACRES
8. EXISTING ZONING: PER THE VILLAGE OF ARLINGTON HEIGHTS BUILDING DEPT. THE PROPERTY IS ZONED - "B-2 GENERAL BUSINESS DISTRICT"
9. THE PROPERTY HEREON DESCRIBED IS SITUATED WITHIN "ZONE C" (AN AREA OF MINIMAL FLOODING) PER THE FLOOD INSURANCE RATE MAP IF 1714130A THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF FEMA COMMUNITY PANEL NO. 170026 0005 DATED MARCH 1, 1984
10. PERMANENT UNDER NO. 03 20 100 018  
 03 20 100 026



REC = 101.20

REC = 125.00

226.20 - DEED



PARCEL 1:  
 LOT 2A IN THE RESUBDIVISION OF LOT 2 IN PALATKA AND STATE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1964 AS DOCUMENT NO. 19233054.

EXCEPT THAT PART OF LOT 2A DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2A; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2A A DISTANCE OF 226.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 2A; THENCE SOUTH 01 DEGREES, 31 MINUTES, 36 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2A, A DISTANCE OF 34.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 2A, A DISTANCE OF 129.66 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE, BEING TANGENT TO EAST OF SAID CURVE LINE, HAVING A RADIUS OF 73 FEET AND BEING CONVEX TO THE NORTHWEST, AN ARC DISTANCE OF 56.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY BEING THE ARC OF A CIRCLE, HAVING A RADIUS OF 123 FEET AND BEING CONVEX TO THE SOUTHWEST, AN ARC DISTANCE OF 66.73 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2A; THENCE NORTH 00 DEGREES, 31 MINUTES, 36 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2A, 83.11 FEET TO THE NORTHWEST CORNER OF SAID LOT 2A; AND THE PLACE OF BEGINNING, CONTAINING 13,706 SQUARE FEET MORE OR LESS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
 LOT 2B IN THE RESUBDIVISION OF LOT 2 IN PALATKA AND STATE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1964 AS DOCUMENT NO. 19233054 IN COOK COUNTY, ILLINOIS.

EXHIBIT D  
 RE-16081  
 9064-227

STATE OF ILLINOIS  
 COUNTY OF COOK  
 The survey is made for the benefit of  
 CITGO PETROLEUM CORPORATION  
 CHICAGO TITLE INSURANCE COMPANY  
 THE UNO VEN COMPANY

- George A. Saam, a Licensed Professional Surveyor do hereby certify to the attached parties, as of the date set forth above that I have made a careful survey of a tract of land described on the attached survey.
- I further certify that:
  - The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements located on the above premises and that the property described herein is the same as the property described in Chicago Title Insurance Company Commitment No. 1401 007560124 D dated April 17, 1997 and that all easements, encumbrances and other items referred to in said title commitment have been placed herein or otherwise noted as to their effect on the subject property, that there are no building encumbrances on the subject property or upon adjacent land abutting said property unless shown herein.
  - The map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for AS/ACS/ASD Land Title Surveys", jointly established and adopted by AS/AS and ACS/A in 1997 and meets the accuracy requirements of an Urban Survey, as defined therein, with adequate and proper regard being made to most current standards and other relevant requirements of the state in which the subject property is located and including items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12 and 13 in Table A (as amended) thereof.
  - Said described property is located within an area having a Zone Designation "C" by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map No. 5070-B with a date of obsolescence of June 1, 1991, the Community No. 130014, in Cook County, State of Illinois, which is the current Flood Insurance Rate Map for the community in which said premises is located.
  - The Property has direct access to Western Ave and Pine Ave. address range 15000 or higher.

Drawn By: [ ]	Designed By: [ ]
ALTA / ACSM LAND TITLE SURVEY	
REVISIONS	

PREPARED FOR:  
**CITGO PETROLEUM**  
 C/O SMITH-ROBERTS NATIONAL CORPORATION  
 2212 N.W. 50 TH STREET, SUITE 246  
 OKLAHOMA CITY, OKLAHOMA 73112  
 (405) 860-7090 FAX (405) 860-9116

PREPARED FOR:  
**CHRISTIAN-ROGE & RIBANDO**  
 211 WEST WACKER DRIVE  
 CHICAGO, ILLINOIS 60606  
 (312) 372-2023  
 FAX (312) 372-5274

CR & R  
 Registered Professional Surveyors  
 16081  
 9064-227  
 SHEET NO.  
 ONE  
 ONE

-VEN STATION AT LUAN STREET & ARLINGTON HEIGHTS ROAD - ARLINGTON HEIGHTS, ILLINOIS



