

# UNOFFICIAL COPY

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1998-03-24 13:03:52

## SPECIAL WARRANTY DEED IN TRUST

76-60-139-DN ①

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 STANDARD BANK AND TRUST COMPANY, a corporation of Illinois whose address is 7800 West 9th Street, Hickory Hills, IL 60457

Reserved for Recorder's Office

Trustee under the provisions of a trust agreement dated December 15, 1997 known as Trust Number 15817, the following described real estate in the County of and State of Illinois, to-wit:

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 encumbrances of record, zoning ordinances or statutes and building, use and occupancy restrictions of public record.

Permanent Tax Number: 31-35-206-034-0000

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

BOX 333-CT1

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

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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 ITS hand \_\_\_\_\_ and seal \_\_\_\_\_ this 18 day of March 1998.

ATTEST:  
McLane Medley  
Title: ASSISTANT SECRETARY

PDV Midwest Refining, L.L.C.  
By: Ezra Hunt  
Title: Vice-President

THIS INSTRUMENT WAS PREPARED BY:

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

PARK FOREST  
REAL ESTATE  
TRANSFER TAX **1,210.00cts**

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 24<sup>th</sup> day of FEBRUARY, 1998

William E. Cabot  
NOTARY PUBLIC

PROPERTY ADDRESS:

My Commission Expires July 11, 2000

385 Sauk Trail | Park Forest | IL

AFTER RECORDING, PLEASE MAIL TO:

**STANDARD BANK AND TRUST CO.**  
7800 West 95th Street, Hickory Hills, IL 60457

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EXHIBIT A

RE-16089  
9064-389

385 SAUK TRAIL  
Park Forest, IL

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 13 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 43.54 FEET TO A POINT ON THE SOUTHERLY LINE OF SAUK TRAIL; THENCE SOUTH 80 DEGREES 44 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 END 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.

COOK COUNTY CLERK'S OFFICE

274703  
CO. REC. 018

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

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MAR 23 '98 DEPT. OF REVENUE 242.00

RB.10666

COOK COUNTY CLERK'S OFFICE

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP  
MAR 23 '98

121.00

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