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1999-08-09 13:38:55
Cook County Recorder 27.50

SPECIAL WARRANTY DEED (Illinois)

THIS INDENTURE, made this 6th day of July, 1999 between Clark Refining & Marketing, Inc. (f/k/a Clark Oil & Refining Corporation), a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, and OTG 3, L.L.C., a Delaware limited liability company, 800 Roosevelt Road, Building E, 2nd Floor, Glen Ellyn, Illinois 60137,



Above Space For Recorder's Use
Only

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook State of Illinois known and described in Exhibit A attached hereto and incorporated herein by reference, subject however to all real estate taxes subsequent to this deed and all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

99-05678 WW

TO HAVE AND TO HOLD the said premises as above described, together with the appurtenances and hereditaments thereunto belonging, unto the party of the second part, its heirs and assigns forever.

The party of the first part hereby covenants that it and its successors and assigns DO AND WILL WARRANT AND DEFEND the title to the premises unto the party of the second part, forever against the lawful claims of all persons claiming by or through the party of the first part and none other; provided that this covenant shall be for the benefit of only the party of the second part, its lenders and title insurers, and not its assigns or any other person or party.

Permanent Real Estate Index Number(s): 12-16-311-001;12-16-311-002; 12-16-311-003
Address(es) of real estate: 9999 W. Irving Park Road, Schiller Park, Illinois 60176

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG.-9.99

REVENUE STAMP

0000005187

REAL ESTATE
TRANSFER TAX

0009525

FP326670

STATE OF ILLINOIS

STATE
TAX



AUG.-9.99

COOK COUNTY

0000002701

REAL ESTATE
TRANSFER TAX

0019050

FP326669

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Exhibit A

LOTS 7 TO 10, BOTH INCLUSIVE, IN BLOCK 1 IN VOLK BROTHERS HOME ADDITION TO SCHILLER PARK, BEING A SUBDIVISION OF LOTS 1 TO 11, BOTH INCLUSIVE, IN WEHRMAN'S ADDITION TO KOLZE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF IRVING PARK BOULEVARD;

EXCEPT THAT PART OF AFORESAID LOTS 7 TO 10, BOTH INCLUSIVE, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT 7, 27 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID LOT 7; THENCE WESTERLY TO A POINT ON THE WEST LINE OF LOT 8, 27 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 8; THENCE WESTERLY TO A POINT ON THE WEST LINE OF LOT 10, 27.43 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 10, ALL IN COOK COUNTY, ILLINOIS.

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Exhibit B

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1. General taxes for the second installation of 1998, taxes for 1999 and subsequent years, not yet due and payable.
2. Covenants and restrictions contained in Deed filed as Document LR591757, relating to the cost and location of buildings erected on the subject premises, including, but not limited to, a 100 foot building set-back requirement on the North line of subject premises. (Affects Lots 7 and 8)

NOTE: Said covenants, conditions and restrictions do not contain a reversionary or forfeiture clause.

3. Covenants and restrictions contained in Deed filed as Document LR883578, relating to the cost and location of buildings erected on the subject premises, including, but not limited to, a 100 foot building set-back requirement on the North line of subject premises. (Affects Lots 9 and 10)

NOTE: Said covenants, conditions and restrictions do not contain a reversionary or forfeiture clause.

4. Subject to the right of any Electric Light Company or Telephone Company, their successors and assigns, to place a pole on the rear three (3) feet of Lots 9 and 10 aforesaid, and to attach and maintain wires thereon, as set forth in Document LR 883578.
5. Violation of 100-foot building set-back line established by Document LR591757 and by Document LR883578.

When recorded mail to:
LandAmerica Financial Group, Inc.
attn: MARY GARCIA
3636 N. Central Avenue, Suite 350
Phoenix, AZ, 85012
Escrow No. 99-16910

