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## SPECIAL WARRANTY DEED (Illinois)

99765547  
8976/0144 53 001 Page 1 of 5  
1999-08-11 16:00:50  
Cook County Recorder 29.50



99765547

THIS INDENTURE, made this 1<sup>st</sup> 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 2, L.L.C., a Delaware limited liability company, 800 Roosevelt Road, Building E, 2<sup>nd</sup> 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.

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): 28-12-302-005; 28-12-302-006; 28-12-302-007; 28-12-302-008; 28-12-302-009; 28-12-302-010


Address(es) of real estate: 3033 W. 147<sup>th</sup> Street, Posen, Illinois 60469


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Property of Cook County Clerk's Office

<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX  AUG. 11.99 REVENUE STAMP	<b>REAL ESTATE TRANSFER TAX</b>
	0005400
	# 0000005525 FP326670

<b>STATE OF ILLINOIS</b>  AUG. 11.99 STATE TAX <b>COOK COUNTY</b>	<b>REAL ESTATE TRANSFER TAX</b>
	0010800
	# 0000002608 FP326660



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Exhibit A

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Lots 1, 2, 3, 4, 5 and 6 in Block 5 in Croissant Park Markham Wells First Addition Subdivision of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 36 North, Range 13 North of the Indian Boundary Line, East of the Third Principal Meridian, in Cook County, Illinois (except the North 33 feet thereof).

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Exhibit B

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1. General taxes for the second installment of 1998, taxes for 1999 and subsequent years, none yet due and payable.
2. It appears that the property described herein lies within the boundaries of the Urbana and Champaign Sanitary District of Champaign County, the Saline Branch Drainage District, and the City of Champaign, which assesses a sanitary sewer fee, and is subject to all lawful orders issued and assessments levied in connection therewith. NOTE: We find no Notice of Lien of record, and if none is filed we will insure the lender there are no liens which will gain priority over its mortgage to be insured on Schedule A of the policy. None due as of the date hereof.
3. Easement to Illinois Power Company for the construction, operation and maintenance of an electric transmission system dated October 23, 1946, recorded May 22, 1947, in Book 282 at Page 200 as Document Number 415232, and subordination of surface rights by Illinois Power Company to the State of Illinois for public road purposes, recorded December 20, 1994, in Book 2164 at Page 568 as Document Number 94R32049.
4. Terms and provisions of Council Bill No. 92-84, an Ordinance approving an Annexation Agreement relative to the subject real estate, evidenced by Certificate dated April 8, 1992, recorded April 15, 1992, in Book 1810 at Page 94 as Document Number 92R10930.
5. Special Assessment of the City of Champaign under council Bill Number 94-122, an Ordinance providing for sidewalk construction and improvements, in the amount of \$554.36, the current balance being \$100.00 due and payable in the year 2000. None due as of the date hereof.

When recorded mail to:  
LandAmerica Financial Group, Inc.  
attn: MARY BARLIA  
3636 N. Central Avenue, Suite 350  
Phoenix, AZ 85012  
Escrow No. 99-16945

