

# UNOFFICIAL COPY

99765555

## SPECIAL WARRANTY DEED (Illinois)

4978/0152 53 001 Page 1 of 4  
1999-08-11 16:14:57  
Cook County Recorder 27.50



99765555

Above Space For Recorder's Use  
Only

THIS INDENTURE, made this 6<sup>th</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 3, L.L.C., a Delaware limited liability company, 800 Roosevelt Road, Building E, 2<sup>nd</sup> Floor, Glen Ellyn, Illinois 60137,

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): 25-31-217-018  
Address(es) of real estate: 12932 S. Ashland, Blue Island, Illinois 60406

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



AUG. 11. 99

REVENUE STAMP

# 000005527

REAL ESTATE  
TRANSFER TAX

00094.00

FP326670

STATE OF ILLINOIS



AUG. 11. 99

COOK COUNTY

# 000002670

REAL ESTATE  
TRANSFER TAX

00188.00

FP326660

99-05678 A

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Controller ~~President~~, and attested by its \_\_\_\_\_ Secretary, the day and year first above written.

39765555

Clark Refining & Marketing, Inc.

By Dennis R. Eichholz

Title: Controller

Attest: Richard A. Keffe  
Secretary

This instrument was prepared by Lewis, Rice & Fingersh, L.C.  
500 North Broadway, Suite 2000  
St. Louis, Missouri 63102  
(314) 444-7600

STATE OF MISSOURI )  
) SS.  
CITY OF ST. LOUIS )

I, Jean C. Lockwood, a Notary Public, in and for said City and State aforesaid, DO HEREBY CERTIFY THAT Dennis R. Eichholz personally known to me to be the Controller ~~President~~ of Clark Refining & Marketing, Inc. a corporation and Richard A. Keffe personally known to me to be the \_\_\_\_\_ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Controller ~~President~~ and \_\_\_\_\_ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 6<sup>th</sup> day of July, 1999



Jean C. Lockwood  
Notary Public

JEAN C. LOCKWOOD  
NOTARY PUBLIC—STATE OF MISSOURI  
ST. LOUIS COUNTY  
MY COMMISSION EXPIRES SEPT. 22, 2000

My Commission Expires:

~~Return this document to: Kathleen Daly Winschel  
Lewis, Rice & Fingersh, L.C.  
500 North Broadway, Suite 2000  
St. Louis, MO 63102-2147~~

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Exhibit A

THAT PART OF LOT 1 IN REUSNOW'S SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT THE SOUTH LINE OF BLUE ISLAND AND RIVERDALE ROAD (COMMONLY KNOWN AS VERMONT STREET) AND THE WEST LINE OF ASHLAND AVENUE; THENCE SOUTH ALONG THE WEST LINE OF SAID ASHLAND AVENUE A DISTANCE OF 200 FEET; THENCEWEST AT RIGHT ANGLES TO AFOREMENTIONED WEST LINE OF ASHLAND AVENUE, A DISTANCE OF 125 FEET; THENCE NORTH PARALLEL TO SAID WEST LINE OF ASHLAND AVENUE TO THE SOUTH LINE OF THE AFOREMENTIONED VERMONT STREET; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF VERMONT STREET TO THE PLACE OF BEGINNING, EXCEPT THAT PART OF LOT 1 CONVEYED TO THE DEPARTMENT OF TRANSPORTATION BY DEED DATED JUNE 5, 1974 AND RECORDED FEBRUARY 20, 1975 AS DOCUMENT 23002500, AND EXCEPT THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS, UNDER CONDEMNATION CASE NO. 93L50013, IN CIRCUIT COURT OF COOK COUNTY LAW DIVISION, IN COOK COUNTY, ILLINOIS.

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## Exhibit B

1. General taxes for the second installment of 1998, taxes for 1999 and subsequent years, none yet due and payable.
2. The following matters from survey dated May 28, 1999, prepared by Michael J. Emmert Surveys, Inc.:
  - a. Refuse area encroaches onto west adjoining parcel by 0.71 feet west.

99765555

Property of Cook County Clerk's Office



When recorded mail to:  
LandAmerica Financial Group, Inc.  
attn: MARY GARCIA  
3636 N. Central Avenue, Suite 350  
Phoenix, AZ 85012  
Escrow No. 99-16938