

# UNOFFICIAL COPY 99838439

## SPECIAL WARRANTY DEED (Illinois)

7473/0154 20 001 Page 1 of 5  
1999-09-02 11:57:16  
Cook County Recorder 29.50



THIS INDENTURE, made this 14<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,

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.

*Say*

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): 14-07-403-041

Address(es) of real estate: 1745 W. Foster Avenue, Chicago, Illinois 60640

City of Chicago  
Dept. of Revenue  
210026



Real Estate  
Transfer Stamp  
\$1,132.50

08/18/1999 11:06 Batch 03728 37

99-05678 P

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Property of Cook County Clerk's Office

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

SEP -1.99

REAL ESTATE TRANSFER TAX  
0007550  
FP326670

00000738 #



**STATE OF ILLINOIS**  
REAL ESTATE TRANSFER TAX

SEP -1.99

REAL ESTATE TRANSFER TAX  
0015100  
FP326669

00000000 #



REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

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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.

Clark Refining & Marketing, Inc **99838439**

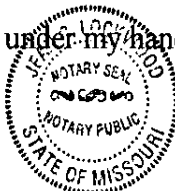
By *Dennis R. Eichholz*  
 Title: Controller  
 Attest: *Richard A. Keff*  
 Secretary

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 Corporation and Richard A. Keff 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—STATE OF MISSOURI  
 ST. LOUIS COUNTY  
 My Commission Expires SEP. 23, 2000

*Jean C. Lockwood*  
 Notary Public

My Commission Expires \_\_\_\_\_

~~Return this document to:~~  
~~Kathleen Daly Winschel~~  
~~Lewis, Rice & Fingersh, L.C.~~  
~~500 North Broadway, Suite 2000~~  
~~St. Louis, MO 63102-2177~~

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Exhibit A

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PARCEL I:

THE NORTH 70 FEET OF LOTS 17, 18, 19 AND 20 (EXCEPT THE EAST 12 FEET OF SAID LOT 17) IN GREER'S RESUBDIVISION OF LOTS 9 TO 12 IN BLOCK 1 IN ANDERSONVILLE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, WEST OF GREEN BAY ROAD, OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL II:

THE SOUTH 70 FEET OF THE NORTH 103 FEET OF LOT 13 (EXCEPT THE WEST 66 FEET OF SAID LOT 13 TAKEN FOR STREET) IN BLOCK 1, ALL IN ANDERSONVILLE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, WEST OF GREEN BAY ROAD, OF SECTION 8, ALL IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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. Covenants, conditions and restrictions contained in Deed recorded March 31, 1958 as Document 17168133, relating to, among other things, the use of the subject premises.
3. Those matters disclosed by Survey prepared by Michael J. Emmert Surveys, Inc., dated May 28, 1998, Job No. 15936, as follows: a) encroachment of overhead sign along the Northerly boundary, onto the adjoining property.

Property of Cook County Clerk's Office



When recorded mail to:  
LandAmerica Financial Group, Inc.  
attn: MARY GAECIA  
3636 N. Central Avenue, Suite 350  
Phoenix, AZ 85012  
Escrow No. 99-16858