

# UNOFFICIAL COPY

99843588

## SPECIAL WARRANTY DEED (Illinois)

7/51/005 07 001 Page 1 of 5  
1999-09-03 10:30:28  
Cook County Recorder 29.50



99843588

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.

99-056786

57W

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): 13-15-202-024

Address(es) of real estate: 4251 W. Lawrence Avenue, Chicago, Illinois 60630

City of Chicago  
Dept. of Revenue  
210030



Real Estate  
Transfer Stamp  
\$1,575.00

08/18/1999 11:10 Batch 03728 41

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Property of Cook County Clerk's Office

**COUNTY TAX**  
**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
SEP.-2.99  
# 0000007305

REAL ESTATE TRANSFER TAX
00105.00
FP326670

REVENUE STAMP

**STATE TAX**  
**STATE OF ILLINOIS**  
SEP.-2.99  
# 00000003837

REAL ESTATE TRANSFER TAX
00210.00
FP326669

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE



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Exhibit A

LOTS 6, 7, 8, 9, 10 AND 11 IN BLOCK 4 IN HARVEY S. BRACKETT'S LAWRENCE AVENUE VILLA TRACT, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

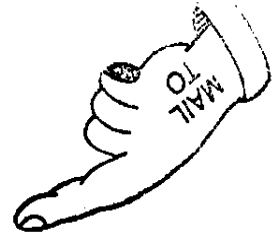
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## Exhibit B

1. General taxes for the second installment of 1998, taxes for 1999 and subsequent years, none yet due and payable.
2. The following matters as disclosed by Survey prepared by Michael J. Emmert Surveys, Inc. dated May 28, 1999 and designated as Job No. 15922:
  - A. Encroachment of steel fence to the extent of 0.32 feet onto the adjoining property along the Westerly boundary;
  - B. Encroachments of concrete to the extent of 0.06 feet and 0.07 feet onto the adjoining property along the Westerly boundary;
  - C. Encroachment of concrete curbs to the extent on 0.04 feet and 0.02 feet onto the adjoining property along the Northerly boundary;
  - D. Encroachment of overhead sign to the extent of 2.25 feet and a concrete sign base to the extent of 0.05 feet onto the adjoining property along the northerly boundary;
  - E. Encroachment of 4 steel mesh window covers to an undisclosed extent from the adjoining property along the Easterly boundary.
3. Terms and conditions contained in "Environmental No Further Remediation Letter", dated August 18, 1998 and recorded October 26, 1998 as Document 98956618.



When recorded mail to:  
LandAmerica Financial Group, Inc.  
attn: MARY KARPIN  
3636 N. Central Avenue, Suite 350  
Phoenix, AZ 85012  
Escrow No. 99-16844