UNOFFICIAL COP 89843

SPECIAL WARRANTY DEED (Illinois)

THIS INDENTURE, made this \_\_\_\_\_\_ 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,

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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 <u>DO AND WILL WARRANT AND DEFEND</u> 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.

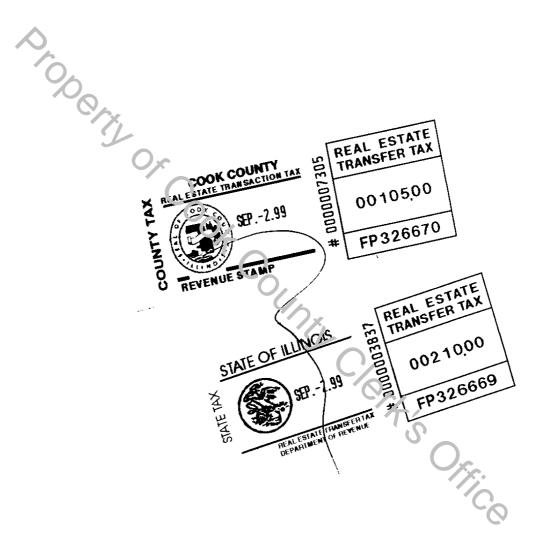
Permanent Real Estate Index Number(s): 13-15-202-024 Address(es) of real estate: 4251 W. Lawrence Avenue, Chicago, Illinois 60630

City of Chicago
Dept. of Revenue
210030

Real Estate Transfer Stamp \$1,575.00

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## **UNOFFICIAL COPY**



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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. 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 CITY OF ST. LOUIS I, JEAN C. Lockwoo, a Notary Public, in and for said City and State aforesaid, DO HEREBY CERTIFY THAT Dinnis R Fichholz known to me to be the Controlly President of Clark Chefring & Maleta porporation and Richago A. Kelse personally known to me to on the Secretary of said corporation, and personally known to me to be the same reasons whole names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Controlly 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 and day of July 19 My Commission Expires MARCOUNT MY COMMISSION EXPIRES SEPT. 23, 2000 Kathleen Daly Winschel. Return this document to: Lewis, Rice & Fingersh, L. C. 500 North Broadway, Suite 2000 St. Louis. MO 63102-2147

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## UNOFFICIAL COPY

LOTS 6, 7, 8, 9, 10 AND 11 IN BLOCK 4 IN HARVEY S. BRACKETT'S LAWRENCE AVENUE VILLA FRACT, 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.

Property of Cook County Clark's Office

## UNOFFICIAL COPY

- 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. Encroacliment 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: Mac V Land Ruite 350
Phoenix, AZ 85012

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