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WARRANTY DEED

The Grantor, NATIONAL ENERGY PROPERTIES, L.L.C., an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having its principal office at 8700 West Bryn Mawr, Suite 800 South, Chicago, Illinois 60631, for consideration in the sum of Ten Dollars and No Centers (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to RIVER & RAND ROAD 7-11 CORP., a corporation created and existing under and by virtue of the laws of the State of Illinois, having its principal office at 401 North Michigan Avenue, Suite 2900, Chicago, Illinois 60611, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

4+ Parcel
JD

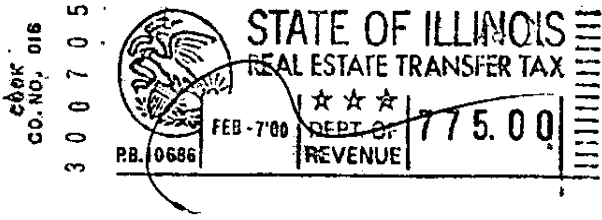
SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Subject to those matters identified on Exhibit B attached hereto.

Permanent Index Nos.: 09-16-300-002-0000; 09-16-300-005-0000; 09-16-300-007-0000; and 09-16-300-008-0000

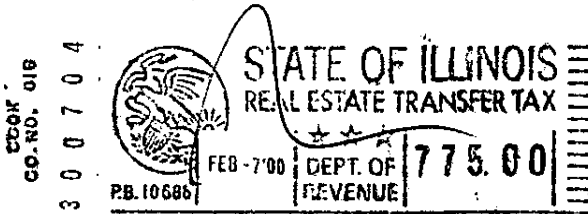


IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by one of its managing members this 21ST day of January, 2000.



NATIONAL ENERGY PROPERTIES, L.L.C.

By: Cary Uretz
Name: Cary Uretz
Title: Managing Member



BOX 333

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County and State, do hereby certify that Cary Uretz is personally known to me to be the same person whose name is subscribed to the foregoing instrument as a Managing Member of National Energy Properties, L.L.C., an Illinois limited liability company, appeared before me and acknowledged that he signed said instrument as his free and voluntary act, and as the free and voluntary act and deed of said entity, for the uses and purposes therein set forth.

Witness my hand and seal this 22 day of January, 2000.

Dianne L. Beymer
Notary Public



My Commission Expires: 2/28/04

This instrument was prepared by: Paul C. Hull, Esq., Stahl Brashler LLC, 20 East Jackson Blvd., Suite 700, Chicago, Illinois 60604.

After Recording Return To:

Jeffrey J. Stahl, Esq.
Stahl Brashler LLC
20 East Jackson Blvd.
Suite 700
Chicago, Illinois 60604

Send Subsequent Tax Bills To:

RIVER & RAND ROAD 7-11 CORP.
401 North Michigan Avenue
Suite 2900
Chicago, Illinois 60611

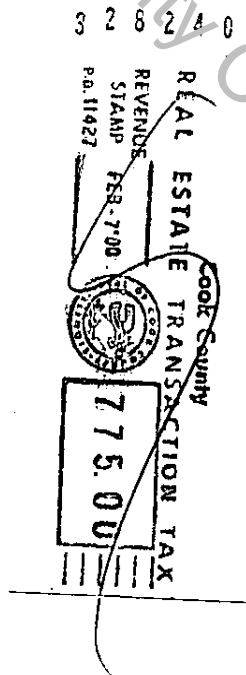


EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

THAT PART OF LOT 4 (EXCEPT THE NORTHEASTERLY 50 FEET, MEASURED AT RIGHT ANGLES) LYING, EAST OF THE WEST LINE OF SECTION 16 AND NORTH OF THE SOUTH LINE OF LOT 3 EXTENDED EAST, IN KRUSE'S SUBDIVISION OF LOT 14 IN HODGE'S SUBDIVISION OF PART OF SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2:

THAT PART OF LOT 1 (EXCEPT THE NORTHEASTERLY 50 FEET, MEASURED AT RIGHT ANGLES) IN KRUSE'S SUBDIVISION AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 (WEST OF PRIVATE ROADWAY); THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1, 50 FEET; THENCE SOUTHERLY TO THE SOUTHERLY LOT LINE OF LOT 1 TO A POINT 84 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 1 (WEST OF PRIVATE ROADWAY); THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 84.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, THENCE NORTHEASTERLY ALONG THE EASTERLY LOT LINE OF LOT 1 AS SHOWN BY PLAT RECORDED JUNE 22, 1906 IN BOOK 91 OF PLATS, PAGE 38 AS DOCUMENT NO. 3883465, ALL IN COOK COUNTY, ILLINOIS.

Parcel 3:

THE PRIVATE ROADWAY EASTERLY OF LOTS 1, 2 AND 3 IN KRUSE'S SUBDIVISION AFORESAID, BOTH INCLUSIVE AS SHOWN ON PLAT RECORDED JUNE 22, 1906 IN BOOK 91 OF PLATS, PAGE 38 AS DOCUMENT NO. 3883465, ALL IN COOK COUNTY, ILLINOIS.

Parcel 4:

LOT 3 IN KRUSE'S SUBDIVISION OF LOT 14 IN HODGE'S SUBDIVISION OF PART OF SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (EXCEPT THAT PART THEREOF USED FOR ROAD)

Permanent Index Numbers: 09-16-300-002-0000; 09-16-300-005-0000; 09-16-300-007-0000; and 09-16-300-008-0000

Commonly Known As: Southeast Corner of River Road and Rand Road, Des Plaines, Illinois.

EXHIBIT B

PERMITTED EXCEPTIONS

OTHER EXCEPTIONS FROM TITLE CLEARED?

1. General real estate taxes and special assessments not yet due or payable for the year 1999 and subsequent years.
2. Grant dated August 16, 1957 and recorded August 29, 1957 as Document 16998892 made by Harold L. Hartmann and Lydia D. Hartmann, his wife to the Commonwealth Edison Company, relating to the right to lay, maintain, operate and remove underground cables and necessary appurtenances for the transmission and distribution of electric current, including the right to clear and keep cleared such obstructions from the surface and subsurface as may be necessary for the installation and maintenance of such facilities, in, upon, under and along the southwesterly side of the public highway known as Rand Road. (Affects Parcel 1)
3. Rights of the public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
4. Grant dated August 16, 1957 and recorded August 29, 1957 as Document 16998891 made by Harold L. Hartmann and Lydia D. Hartmann, his wife to the Commonwealth Edison Company, relating to the right to lay, maintain, operate and remove underground cables and necessary appurtenances for the transmission and distribution of electric current, including the right to clear and keep cleared such obstructions from the surface and subsurface as may be necessary for the installation and maintenance of such facilities, in, upon, under and along the southwesterly side of the public highway known as Rand Road.
5. Easement for roadway purposes over the easterly and southeasterly part of Lot 1 as shown upon the Plat of Krause's Subdivision of Lot 14. (Affects Parcel 2)
6. Easement in favor of the Commonwealth Edison Company and Central Telephone Company a corporation of Illinois, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 20920276, affecting the south 5 feet of the land. (Affects Parcel 4)