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SPECIAL WARRANTY DEED

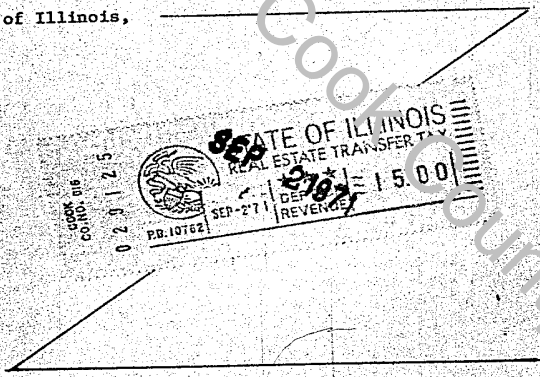
21 608 949

THIS INDENTURE, Made this 18th day of August, 1971, between ATLANTIC RICHFIELD COMPANY, a Pennsylvania corporation, authorized to trans- act business in the State of Illinois, having a business office at 875 North Michigan Avenue, Chicago, Illinois 60611, Grantor, and JOHN SCALES, 4923 West Washington Boulevard, Chicago, Illinois, Grantee;

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$ 10.00 ) DOLLARS and other good and valuable considerations to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, remise, release and convey unto the Grantee, the following described real estate, situate in the City of Chicago County of Cook, and State of Illinois, to-wit:

Lot Ten (10) and Lot Eleven (11) in Block 3 in William A. Merigold's Resubdivision of the North 50 acres of the East Half of the Northeast Quarter of Section 27, Township 39 North, Range 13 East of the Third Principal Meridian, sometimes also known as the Southeast Corner of Roosevelt Road and Kedvale Avenue situated in the County of Cook in the State of Illinois,



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together with all rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging;

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SUBJECT to all restrictions and easements of record; unrecorded easements, if any; party wall rights or agreements, if any; real estate taxes for the year 1971 and subsequent years; special taxes or assessments for improvements not yet completed; roads and highways, if any, local zoning laws and any condition which an accurate and complete survey would disclose; and also

SUBJECT to the restriction that the said premises shall and will not be used or permitted to be used, directly or indirectly, for the sale or advertising of any petroleum product, nor for the display of any trade mark, trade name or symbol characteristic of any petroleum products supplier or marketer. This restriction shall be effective and run with the land for a period of fifteen (15) years from the date hereof and shall be enforceable by Grantor, Grantor's successors and assigns.

And the said Grantor does hereby warrant specially the title to said real estate hereby conveyed, except as to those matters hereinabove set forth to which this conveyance is subject, and will defend said title against the lawful claims of all persons claiming by, through or under it.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by a duly authorized representative of Grantor, duly attested, and has caused its corporate seal to be hereunto affixed the day and the year first above written.



*E. Barna*  
Secretary  
R. E. Barna

ATLANTIC RICHFIELD COMPANY

By *M. G. Davis*  
Vice President  
M. G. Davis

THIS INSTRUMENT PREPARED BY ROBERT E. LEONARD, ATTORNEY AT LAW, CHICAGO, ILLINOIS

STATE OF ILLINOIS )  
                          ) SS:  
COUNTY OF COOK    )

21 608 949

On this 18th day of August, 1971, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named Grantor, by its officer or general manager, personally known to me, and to me acknowledged that Grantor executed the above and foregoing instrument for the uses, purposes and considerations therein expressed and that the execution of the same was the free and voluntary act and deed of the Grantor, and I further certify that such officer or general manager to be acknowledged that the execution of said instrument was by authority duly granted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

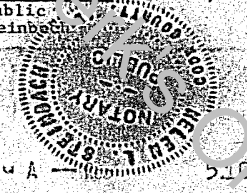
*Helen L. Steinbach*  
Notary Public  
Helen L. Steinbach

My commission expires:

4-21-75

*Clayton A. Allen*  
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END OF RECORDED DOCUMENT