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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That,

TREMARCO CORPORATION, a Delaware corporation, duly authorized to do business in the State of Illinois, having an address of P. O. Box 2140, Houston, Texas, the GRANTOR, in consideration of Ten Dollars (\$10.00), and other good and valuable considerations received to its full satisfaction of CLARK OIL & REFINING CORPORATION, a Wisconsin corporation, having an office at 8530 West National Avenue, Milwaukee, Wisconsin 53227, the GRANTEE, does hereby GRANT, BARGAIN and SELL unto said GRANTEE, its successors and assigns, the following described land and premises situated in the County of Cook and State of Illinois, to-wit:

Lots Thirty-one, Thirty-two, Thirty-three, Thirty-four and Thirty-five, in Block Four in Snyder & Amb's Illinois addition to Hammond, being the North half of the Southeast fractional one-quarter and the Northeast fractional one-quarter lying South of Calumet River (except railroad and except the East five acres of Northeast fractional one-quarter lying between the River and the railroad and except 153 feet East and adjoining Block Eight of above), of Section Eight, Township Thirty-six North, Range Fifteen East of the Third Principal Meridian, in Calumet City, Cook County, Illinois;

together with all appurtenances thereunto belonging or in any-wise appertaining.

SUBJECT to any state of facts and conditions that an accurate survey and personal inspection of the premises would disclose; zoning ordinances, if any, and taxes and assessments, both general and special, if any, which shall fall due and payable following the date hereof; and to all legal highways.

GRANTOR, for itself, its successors and assigns, covenants with the GRANTEE, its successors and assigns, that GRANTOR has not made, done or executed or suffered any act or thing whereby the above described premises or any part thereof, now or any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever, except as hereinabove noted; and the title to the above granted premises against all persons lawfully claiming the same from, through or under it, GRANTOR will forever warrant and defend, subject to the exceptions hereinabove noted.

IN WITNESS WHEREOF, said TREMARCO CORPORATION has caused this Deed to be executed the 6th day of April

Signed, Sealed and Acknowledged in the Presence of:

Elizabeth L. Spooner
Elizabeth L. Spooner

Margery A. Richardson
Margery A. Richardson

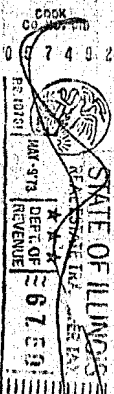
TREMARCO CORPORATION

BY E. F. Eisemann
E. F. Eisemann, Vice President

ATTEST:

W. G. Borghoff
W. G. Borghoff
Assistant Secretary

(OVER)



22 319 003

Shirley R. Olson
1973 MAY 9 PM 3 07

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Before me, a Notary Public, in and for said State and County, personally appeared E. F. Eiseemann, Vice President, and W. J. Berghoff, Assistant Secretary, of TREMARCO CORPORATION, the corporation which executed the foregoing instrument, who acknowledged that the seal affixed to said instrument is the corporate seal of said corporation; that they did sign and seal said instrument as Vice President and Assistant Secretary in behalf of said corporation and by authority of its Board of Directors; and that said instrument is their free act and deed individually and as Vice President and Assistant Secretary, and the free act and deed of said TREMARCO CORPORATION.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 6th day of April, 1973.

C. Edward Melia
C. EDWARD MELIA Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
SEPTEMBER 21, 1974

5.00



This Instrument Prepared By
C. E. Molla
Whose Business Address is
P.O. Box 427
Park Ridge, Illinois

END OF RECORDED DOCUMENT