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LIMITED WARRANTY DEED

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, 1983 by SHELL OIL COMPANY, W. 22nd Street in Oak Broo Inis is A DEED dated <u>September 16</u>, 1983 by SHELL OIL COMPANY, Delaware corporation with offices at 1415 W. 22nd Street in Oak Brook Illino's 6'521, (herein called "Grantor") to Robert J. Bauer of 8100 N. Was ington in Niles, Illinois 60648 (herein called "Grantee"):

GRANTOK o good and valuable consideration received, hereby grants and the valuable consideration received, hereby grants and the valuable conveys to Grancee the following described Premises situated in the Village of Niles, County of Cook, State of Illinois:

LOTS 5 AND 6 IN PLOCK 2 IN HOME AND COMMUNITY PLANNING ASSOCIATION COVENTURE ADDITION OF VILLAGE OF NILES BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 (EXCEPT THE EAST 10 ACRES) ALSO THE NORTH EAST 1/4 OF THE OUTH EAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK LOTS 5 AND 6 IN PLOCK 2 IN HOME AND COMMUNITY PLANNING ASSOCIATION COVENTURE ADDITION OF THE SOUTH EAST 1/4 OF 1H, SOUTH EAST 1/4 (EXCEPT THE EAST 10 ACRES) ALSO THE NORTH EAST 1/4 OF THE COUTH EAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

together with all rights, privile(es and appurtenances thereto and all buildings and land improvements thereon, o'c subject to all easements, rights-of-way, reservations, restrictions and e cumbrances of record, to any existing tenancies, to all zoning laws and ordina cet, and to any state of facts an accurate survey or inspection of the premises would show;

TO HAVE AND TO HOLD the same unto Grante: a.d Grantee's heirs, successors and assigns forever.

SUBJECT to the foregoing and to the liens of all taxes and assessments of for the year 1983 and subsequent years, Grantor convenents with Grantee that we grantor will warrant and defend the title to the premine against the lawful are through or under Grantor. claims of all persons claiming by, through or under Grantor.

EXECUTED by Grantor as of the date first herein specified

WITNESSES:

MANAGER, LAND INVESTMENTS ADMINISTRATIVE SERVICES

D. M. STONAKER

STATE OF Texas

ss: COUNTY OF Harris

The foregoing instrument was acknowledged before me this 16 th day of September , 1983, by Leve D. Leve Investment of Shell Oil Company, a Delaware corporation, on behalf of the corporation.

My commission expires: 8-11-84

tary Public R. C. WINTERHOFF Public in and for the State of Texas

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mail To. CHICAGO TILLE & INCOMEO 111 W. WASHINGTON ST.

CHICAGO, ILLINOIS 60602

J. WERLE

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ADMINISTRATION

MANAGERS - LAND INVESTMENTS PU CH, SING AND ADMINISTRATIVE SERVICES

Cr. tificate of Authority

L. R. Spitzenberger certifies that he is Assistant Secretary of Shell Oil Company, a Delaware corporation, and that the following completely and correctly sets forth the authority of each of the following, now or thereafter appointed:

Manager Land Investments Regional Manager Land Investments

in the Company's name and on its behalf, to execute, de mer, accept, assign, amend, extend, terminate or release any instruments of documents, including (without limitation) conveyances of properties (real or personal), agreements of any nature including non-recourse promissory notes and deeds of trust and mortgages related to such non-recourse notes but excluding grants of security interests other than releases and quite air, deeds for the purpose of clearing public records of satisfied security interests; and to execute and deliver certificates, returns and reports of any nature, which he may deem advisable or appropriate in the normal course of the Land Investments business of the Purchasing and Administrative Services Organization of the Company.

It is further certified that E. D. Ellis is

Manager Land Investments in the Purchasing and Administrative Services

Organization of the Company.

IN WITNESS WHEREOF, this certificate is signed and sealed with the Company's corporate seal on September 16, 1983.

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END OF RECORDED DOCUMENT