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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That TEXACO REFINING AND MARKETING INC., a Delaware corporation whose address is 1111 Rusk Street, P.O. Box 52332, Houston, Texas 77052 (hereinafter called "Grantor"), for consideration of Ten dollars (\$10.00), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto MOBIL OIL CORPORATION, a New York corporation, whose address is 3225 Gallows Road, Fairfax, Virginia 22037 (hereinafter called "Grantee"), and its successors and assigns, the real property described in Exhibit A attached hereto (the "Property"), together with any and all servitudes, easements, rights-of-way, licenses and other rights in real property

TO HAVE AND TO HOLD the Property, together with all appurtenances thereunto belonging to Grantee, its successors and assigns forever, subject however to (a) liens for property taxes that are not due and payable, and (b) all matters shown on the public records.

And the Grantor for itself, its successors and assigns hereby covenants with the Grantee, its successors and assigns that Grantor owns the Property in fee simple absolutely free and clear of all encumbrances whatsoever by, from, through and under Grantor except as stated above, and that Grantor, its successors and assigns will forever warrant and defend the same, with the appurtenances thereunto belonging, unto the Grantee, its

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successors and assigns, against claims of all persons claiming by, from, through or under the Grantor, but against no other claims.

IN WITNESS WHEREOF, Grantor has executed this deed this 27th day of

January, 1986.

ATTEST:

By: *Jerome L. Francis*

TEXACO REFINING AND MARKETING INC.

Title: Assistant
ASSISTANT

By: *[Signature]*

Title: Sr. Vice President

JLF
J. L. FRANCIS

This instrument was prepared by Jerome L. Francis, attorney, Texaco Refining and Marketing Inc., 4601 DTC Boulevard, Denver, CO 80237.

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EXHIBIT A

That part of the North East quarter of Section 20, Township 41 North, Range 10 East of the Third Principal Meridian, described as follows: Beginning at the South West corner of the North East quarter of Section 20, Township 41 North, Range 10 East of the Third Principal Meridian, going North from the corner aforesaid on Volkening's Road 241.7 feet; thence East 233.5 feet; thence South 241.7 feet to the middle of the Schaumburg Center Road; thence West 233.5 feet; along the middle of said aforesaid road to place of beginning, in Cook County, Illinois.

Less and except that portion conveyed to The County of Cook by Special Warranty Deed dated September 7, 1978 and described as follows:

The West 50 feet (as measured at right angles to the West line) and the South 50 feet (as measured at right angles to the South line), except the West 50 feet (as measured at right angles to the West line) of said South 50 feet, of that part of the Northeast Quarter of Section 20, Township 41 North, Range 10 East of the Third Principal Meridian described as the South 241.70 feet of the West 233.50 feet of said Northeast Quarter (as measured on the West line and on the South line thereof), excepting from above described parcel that part falling in Springingsuth Road and in Schaumburg Road, as dedicated or used.



Being the same property conveyed to Texaco Refining and Marketing Inc. from Texaco Inc. by Deed dated _____ and recorded _____ as Document Number _____ in Book of Deeds of said County.

also known and numbered as: 1530 West Schaumburg Road, Schaumburg, Illinois

Permanent Tax Number: 07-20-200-002, Volume 187

REC-865512

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COOK CO. NO. 016 153241	 P.B. 10762	STATE OF ILLINOIS	DEPT. OF REVENUE	311.75	Cook County REAL ESTATE TRANSACTION TAX	REVENUE STAMP		311.75
		REAL ESTATE TRANSFER TAX						



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BOX 198

5/14/86

DEPT-01 RECORDING \$19.00
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