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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

1ST AMERICAN TITLE CO. # 09983

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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 23rd day of

January, 1986.

ATTEST:

By: Pauline S. Cowart

Title: PAULINE S. COWART,
ASSISTANT SECRETARY

TEXACO REFINING AND MARKETING INC.

By: [Signature]

Title: Sr. Vice President

[Signature]
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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STATE OF TEXAS)
)
COUNTY OF HARRIS) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that R. R. Dickinson, personally known to me to be the Senior - Vice President of TEXACO REFINING AND MARKETING INC., and Pauline S. Cowart personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of January 1966.

Robert M. Zwiebach
Notary Public

Commission expires

ROBERT M. ZWIEBACH
Notary Public, State of Texas
My Commission Expires June 30, 1967

This document prepared by Jerome L. Francis, Esquire, TEXACO INC.,
4601 DTC Boulevard, Denver, Colorado 80237.

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EXHIBIT B

Lots 14, 15, 16, 17, 18, and 19 in Block 1 in the Subdivision of Block Eight (8) of Carolin's Subdivision of the West 1/2 of the Southeast 1/4 of Section 25, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

being the same property conveyed to Texaco Refining and Marketing Inc., from Texaco Inc., by Deed dated _____ and recorded _____ as Document No. _____ in Book of Deeds of said County.

also known as: 79th & Merrill, Chicago, Illinois.

Permanent Tax Number: 20-25-427-038, Volume 263.

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Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP MAR-1986
40.50

PROPERTY OF COOK COUNTY CLERK'S OFFICE
40.50

COOK CO. NO. 016
153321
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
MAR-4'86
40.50

-86-086518

Box 198
see John L

\$14.00

DEPT-01 RECORDING
TRM4944 TRAN 0029 03/05/86 07:49:00 \$19.00
#0373 # D *B4-084518