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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

151 AMERICAN TITLE ORDER # 49784

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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 28th day of

January, 1986.

ATTEST:

By: Pauline S. Cowart

TEXACO REFINING AND MARKETING INC.

Title: PAULINE S. COWART,
ASSISTANT SECRETARY

By: J. L. Francis

Title: Sr. Vice President

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)
) ss.
COUNTY OF HARRIS)

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 1986.

Robert M. Zwiebach
Notary Public

Commission expires

ROBERT M. ZWIEBACH
Notary Public, State of Texas
My Commission Expires June 30, 1987

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

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PROPERTY

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EXHIBIT A

Lots One to Five inclusive in Block Four in Calumet Trust Subdivision No. 3, a subdivision in Section Seven, Township Thirty-seven North, Range Fifteen, East of the Third Principal Meridian, situated in the City of Chicago, County of Cook and State of Illinois.

"Note": The above description is the record description; the subject premises described above may also be described as follows, according to survey dated December 23, 1985 by National Survey Service Inc.:

Lots 1 to 5, inclusive, in Block 4 in Calumet Trust Subdivision No. 3 a Subdivision of part of the Northwest fractional quarter North of Indian Boundary Line of Section 7, Township 37 North, Range 15 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 Number _____ in Book of Deeds of said County.

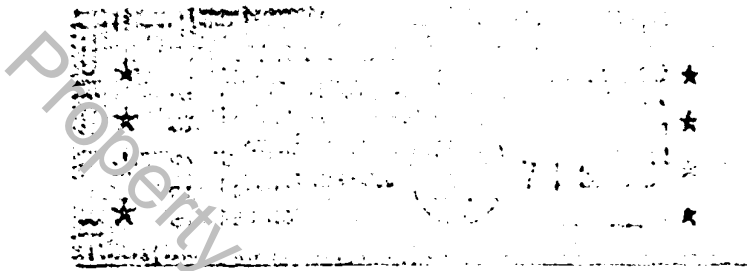
Also known as: 95th & Yates, Chicago, Illinois.

Permanent Tax Numbers: 26-07-100-004 & 005 & 006 & 007 & 008

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613980-98-



COOK
CO. NO. 018
1 5 3 3 2 2

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

PR. 10762 MAR-1985 DEPT. OF REVENUE

71.50

0 3 3 3 6 9

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP MAR-1985

71.50

*Box 148
see John*

\$14.00

DEPT-01 RECORDING \$14.00
 T44444 TRAN 0029 03/05/86 09:50:00
 #0374 # D *-B6-084519

613980-98-