

89575686

PREPARED BY MAIL TO:
HUDDEK & WOLFE
203 N. LA SALLE
CHICAGO, IL 60601
ATTN: TRUST BAILLY

BOX 388-GG

2. Assignee hereby accepts the foregoing assignment and agrees to assume and perform all of the obligations, terms, conditions and covenants of Assignor under the Lease subject to any and all limitations set forth in the Lease from and after the date hereof.

1. Assignor hereby assigns, transfers and conveys unto Assignee all of its right, title and interest in, to and under the Lease from and after the date hereof; and

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged:

B. Pursuant to that certain Asset Purchase and Contribution Agreement among Venezuelan Petroleum Holdings, Inc., VPHI Midwest, Inc., Union Oil Company of California, Midwest 76, Inc., The UNO-VEN Company and Lemont Carbon, Inc. dated October 31, 1989, Assignor intends to assign, transfer and convey to Assignee all of Assignor's right, title and interest in, to and under the Lease and Assignee intends to assume and agree to perform all of Assignor's obligations under the Lease from and after the date hereof.

A. Pioneer Trust & Savings, as Trustee under Trust Agreement No. 9234 dated June 25, 1953, and Assignor are parties to that certain Lease dated July 15, 1968 ("Lease") with respect to certain premises commonly known as 6801 North Western Avenue, Chicago, Illinois and more particularly described in Exhibit A. The Lease is subject to a Sublease to Ruky's Incorporated dated November 1, 1978.

R E C I T A S :

This Assignment and Assumption Agreement is made and executed this 1st day of December, 1989, by Union Oil Company of California, a California corporation ("Assignor") and The UNO-VEN Company, an Illinois general partnership ("Assignee").

Lease dated July 15, 1968 between Unocal and Pioneer Trust & Savings, as Trustee under Trust Agreement No. 9234 dated June 25, 1953, for property located at 6801 North Western Avenue, Chicago, Illinois.

\$16.00

ASSIGNMENT AND ASSUMPTION AGREEMENT

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COOK COUNTY, ILLINOIS

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COOK COUNTY, ILLINOIS

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By: C.J. Maurer
Name: C.J. Maurer
Title: Assistant Secretary

By: UNION OIL COMPANY OF CALIFORNIA,
a general partner of
The UNO-VEN company

By: Jose M. Portas
Name: Jose M. Portas
Title: Secretary

By: VPHI MIDWEST, INC.,
a general partner of
The UNO-VEN company

By: Sherry Fleming
Name: Sherry Fleming
Title: Vice-President

By: C.J. Maurer
Name: C.J. Maurer
Title: Assistant Secretary

By: MIDWEST 76, INC.,
a general partner of
The UNO-VEN company

UNION OIL COMPANY OF
CALIFORNIA, a California
corporation (d/b/a Unocal)

THE UNO-VEN COMPANY, an
Illinois general partnership

IN WITNESS WHEREOF, Assignor and Assignee have caused this
Assignment and Assumption Agreement to be executed as of the date
first above written.

Property of Cook County Clerk's Office

70-01-851-01

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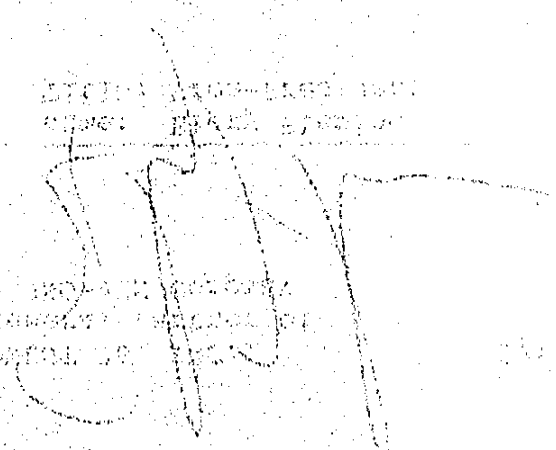
Property of Cook County Clerk's Office

STATE OF ILLINOIS
COUNTY OF COOK

BEFORE ME, the undersigned authority, on this _____ day of _____, 20____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Illinois



WITNESSETH that I, the undersigned, a Notary Public in and for the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears from the records of my office.

UNOFFICIAL COPY

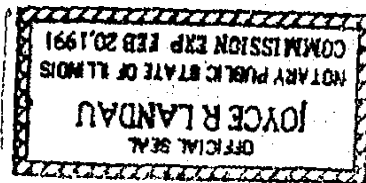
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89575686

My Commission Expires: _____

Notary Public
Joyce R. Landau



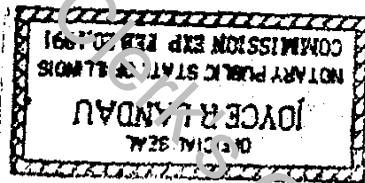
GIVEN under my hand and notarial seal this 1st day of November, 1989.

I, JOYCE LANDAU, a Notary Public in and for said County in the State of Illinois, do hereby certify that ELERY FLEMING, Vice-President of MIDWEST 76, INC., a general partner of THE UNO-VEN COMPANY, an Illinois general partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein; and the officer also then and there acknowledged that he, as custodian of the corporate seal of said corporation, affixed the same to the foregoing instrument as his free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

STATE OF ILLINOIS
)
) SS.
)
COUNTY OF COOK

My Commission Expires: _____

Notary Public
Joyce R. Landau



GIVEN under my hand and notarial seal this 1st day of November, 1989.

I, JOYCE LANDAU, a Notary Public in and for said County in the State of Illinois, do hereby certify that JOSE M. PORTAS, Secretary of VPHI MIDWEST, INC., a Delaware corporation, a general partner of THE UNO-VEN COMPANY, an Illinois general partnership personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein; and the officer also then and there acknowledged that he, as custodian of the corporate seal of said corporation, affixed the same to the foregoing instrument as his free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

STATE OF ILLINOIS
)
) SS.
)
COUNTY OF COOK

78-81-851-D1

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CHICAGO, ILLINOIS 60601

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 19____.

Clerk of the Court

Deputy Clerk of the Court

COURT OF COOK COUNTY

CLERK OF THE COURT

Deputy Clerk of the Court

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 19____.

Clerk of the Court

Deputy Clerk of the Court

COURT OF COOK COUNTY

CLERK OF THE COURT

Property of Cook County Clerk's Office

89575686

My Commission Expires Feb. 28, 1990

Notary Public

GIVEN under my hand and notarial seal this 1st day of December, 1989.

I, Margaret Sperry, a Notary Public in and for said County in the State of Illinois, do hereby certify that C.J. MAURER, ASSISTANT SECRETARY of Union Oil Company of California, a California corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein; and the officer also then there acknowledged that he, as custodian of the corporate seal of said corporation, affixed the same to the foregoing instrument as his free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

STATE OF ILLINOIS)
COUNTY OF COOK)
SS.)

My Commission Expires Feb. 28, 1990

Notary Public

GIVEN under my hand and notarial seal this 1st day of December, 1989.

I, Margaret Sperry, a Notary Public in and for said County in the State of Illinois, do hereby certify that C.J. MAURER, Assistant Secretary of Union Oil Company of California, a California corporation, a general partner of THE UNO-VEN COMPANY, an Illinois general partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein; and the officer also then and there acknowledged that he, as custodian of the corporate seal of said corporation, affixed the same to the foregoing instrument as his free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

STATE OF ILLINOIS)
COUNTY OF COOK)
SS.)

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EXHIBIT A

III c.2 6801 N. Western
Chicago, IL

Leasehold estate created by lease from Pioneer Trust and Savings Bank, as Trustee under Trust Agreement dated June 25, 1953 and known as Trust Number 9234, as Lessor, to Pure Oil Division, Union Oil Company of California, a California Corporation, as Lessee, dated July 15, 1968 and recorded December 5, 1968 as Document 20695141, demising the following described land for a term of years beginning October 15, 1968 and ending November 13, 1983, to-wit:

The West 139 feet of the South 1/2 of Lot 28 (except part taken for street) in Smith's addition to Rogers Park in the North 1/4 of Section 31, Township 41 North, Range 14 East of the third principal meridian, in Cook County, Illinois; which property has net dimensions (exclusive of radii and/or right of ways) of 187 feet 9 inches fronting on Western Avenue, by 122 feet 0 inches fronting on Pratt Avenue, in Cook County, Illinois.

Subject to the following permitted encumbrances:

1. A lien for general taxes and special assessments, if any, not yet due and payable.
2. Matters which would be disclosed by an accurate survey.
3. Sublease between Union Oil Company of California and Fluky's Incorporation dated November 1, 1978.
4. Assignment of Lease dated December 1, 1989 between Union Oil Company of California and The Uno-Ven Company.

Tax No.: 11-31-121-007-0000

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10/20/2009