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LIMITED WARRANTY DEED

THIS IS A DEED dated September 1, 1989, by STAFAC INC., a Delaware corporation with offices at 1209 Orange Street, Wilmington, Delaware (herein called "Grantor"), to SHELL OIL COMPANY, a Delaware corporation with offices at One Shell Plaza, Houston, Texas (herein called "Grantee"):

GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described premises situated at South California Avenue and West Congress Parkway, in the City of Chicago, County of Cook, State of Illinois:

LOTS 1, 2, 3, 4 and 5 in Subdivision of Lots 2, 3 and 6 in Block 4 in Rockwell's Addition to Chicago in the West 1/2 of the Northeast 1/4 of Section 13, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois;

together with all rights, privileges and appurtenances thereunto belonging, all buildings and improvements thereon, and all right, title and interest of Grantor (if any) in and to the alleys, streets and roads adjacent thereto;

TO HAVE AND TO HOLD the same unto Grantee and Grantee's successors and assigns forever.

SUBJECT to the lien of all taxes and assessments for the year 1989 and subsequent years, Grantor covenants with Grantee that Grantor will warrant and defend the title to the premises against the lawful claims of all persons (except Grantee) claiming by, through or under Grantor.

EXECUTED by Grantor by its President (hereunto duly authorized) as of the date first herein specified.

WITNESSES:

Handwritten signatures of witnesses: A. L. Seipe and D. E. Godfrey

STAFAC INC.

By [Signature] President

ATTEST:

[Signature] Asst. Secretary

14 00

Property Address: 501 S. California Avenue Chicago, IL 60612

PIN# 16-13-235-045-0000

This instrument prepared by L. C. Jones at One Shell Plaza, in Houston, Texas.

Box 333

RETURN TO: SHELL OIL CO. 1415 W. 22nd STREET OAK BROOK, IL 60522-9008 ATTN: C.E. WALDSCHMIDT

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PRESIDENT AND VICE PRESIDENTS

CERTIFICATE OF AUTHORITY

A. D. ATWELL certifies that he is Assistant Secretary of STAFAC INC., a Delaware corporation; that the following is a complete and correct copy of a resolution duly adopted by the Company's Board of Directors on May 8, 1974, and now in full effect:

RESOLVED, That the President and each of the Vice Presidents of the Company, now or hereafter appointed, is hereby authorized, in the Company's name and behalf, to execute, deliver, accept, assign, amend, extend, terminate or release:

(a) contracts and other instruments for sale or conveyance of real property or any interest therein, including (without limitation) deeds, easements and rights-of-way agreements;

and that J. A. BARBERA - PRESIDENT executed the attached document.
(Name and Title of Person)

IN WITNESS WHEREOF, this Certificate is signed and sealed with the Company's corporate seal on September 1, 1989.

A. D. Atwell
A. D. ATWELL - Assistant Secretary

(CORPORATE SEAL)

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STATE OF DELAWARE)
) SS:
COUNTY OF NEW CASTLE)

On this 1st day of September, 1989, before me, CAMILIA M. DENNY, Notary Public in and for said County in said State, personally appeared before me J. A. BARBERA and A. D. ATWELL, each to me personally known and known to me to be the individuals described in and who executed the foregoing instrument and to be, respectively, the President and Assistant Secretary of STAFAC INC., and the said J. A. BARBERA and A. D. ATWELL, each acknowledged to me that he executed the said instrument in behalf of and as the free, true and lawful act and deed of said corporation for the uses and purposes therein mentioned, and each of them acknowledged the same to be his true and lawful act.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My Commission Expires: *Sept 22, 1989*

Camilia M. Denny

Notary Public

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