### STORE 839 SPECIAL WARRANT DEND CO A 5 4 2 22 2934 (Limited Partnership to turp lation) Co A 5 4 2 22 2934

THIS INDENTURE, made this 1/1 day of July, 1992, between ROCFAM ENTERPRISES LIMITED PARTNERSHIP, a Delaware Limited Partnership, created and existing under and by virtue of the laws of the State of Delaware, and

JIFFY LUBE INTERNATIONAL OF MARYLAND, INC., a Maryland corporation, having

DEPT-D1 RECORDING \$27.5 Tell11 TRAN 2672 07/24/92 12:11:00 \$4030 \$ \Rightarrow -92-542934 COOK COUNTY RECORDER \$27.50

its principal office at 700 Miles Bure,
its principal office at 700 Miles Bure,
Bouston, Texas 77002, party of the second part,
WITNESSETH, that the party of the first part,
for and in consideration of the sum of Ten and
So/100 Dollars (\$10.00) and other good and
valuable consideration in hand paid by the party
of the second part, the receipt whereof is hereby acknowledged, by these presents does
REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its
heirs and assigns, FOREVER, the Real Estate, described on Exhibit A attached hereto.

Together with all wide singular the hereditaments and appurtenances thereunto belonging,
or in anywise appertaining, and the reversion and reversions, remainder and remainders,
rents, issues and profits thereof, and all the estate, right, title, interest, claim
or demand whatsoever, of the party of the first party, either in law or equity, of, in
and to the above described premises, with the hereditaments and appurtenances; TO
HAVE AND TO HOLD the safe premises as above described with the appurtenances, unto
the party of the second party, its heirs and assigns forever.

And the party of the first party, for itself, and its successors, does covenant,
promise and agree, to and with the party of the second party, its heirs and assigns,
that it has not done or suffered to be done, anything whereby the said premises hereby
granted are, or say be, in any samine, incumbered or charged, except as herein recited,
and that the said premises, against all persons lawfully claiming, or to claim the
have through, or under it, it WILL WARRANT AND DEFEND, subject to: those

IN WITNESS WHEREOF, the General Partner of cald party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested to by its Pacretary, the day and year first above written.

ROCFAM ENTERPRISES DIMITED PARTNERSHIP

BY: ROCFAM ENTERPRISES, 19%. Its General Partner

92542934

Its Secretary

Send Subsequent Tax Bills To:

James T. Mayer Malk Harris & Miller

Mail to:

212 E. Ohio Street, #500

Jiffy Lube International Maryland, Inc. 700 Milam Street Houston, Texas 77002

Prepared by: Stephen Mills
Schwartz Frieman
401 N. Michigan -# 1900
Chyp. D. 60611
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COUNTY OF DUPAGE SE.

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Total aloresaid, DO HEREBY CE	RTIFY, that ROBERT E ROCCUE
personally known	to me to be the process
THE AND VIVIAN	E_Kocove
personally known to me to be to	he Secretary of sai
and personally kr	nown to me to be the same norman
are subscribed to the f	oregoing instrument, appeared bus
this day in person and severall	y acknowledged that as such President and
Secretary,	they signed and delivered as
instrument and caused the cor	porate seal of said corporation to be
affixed thereto, pursuant to au	thority given by the Board of Directors
of said corporation, as their !	ree and voluntary act, and as the free
and voluntary act and deed of	said corporation, for the uses and
purposes therein set forth.	corporation, for the uses and
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1992.	Ricial seal, this 17th day of July,
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My Commission Expires:	Public
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09-25-94	FOFFICIAL SEAL "
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<ol> <li>Mark Mark September 1988 and September 1981. September 1981.</li> </ol>	1/4
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UNOFFICIALÇOPY

#### BEHIBIT HAN

Store No.:

839

Parcel Address:

5401 North Lincoln Chicago, Illinois

#### Legal Description:

LOTS 20, 21, 22 AND 23 IN BLOCK 3 IN FRED W. DELIMEL AND COMPANY'S LINCOLN BRYN MAWR WESTERN SUBDIVISION, BEING A SUBDIVISION OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 12, AND THAT PART EASTERNY OF LINCOLN AVENUE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION 12 (EXCEPTING THEREFROM THAT PART THEREOF L'ING SOUTH OF LINE 200.0 FEET NORTH OF THE NORTH LINE OF BERWYN AVENUE), ALL IN TOWNSHIP 4C NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT STREETS AND ALLEYS) ACCORDING TO THE PLAT OF SAID SUBDIVISION FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON APRIL 12, 1923 AS DOCUMENT NUMBER 7879542 AS CORRECTED BY CERTIFICATE FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON APRIL 30, 1923, AS COCUMENT NUMBER 7905451.

Property Index No.: 13-12-216-037, VOL. 332

92542934

PAR ENDINA

Solly Of Cook County Clerk's Office

#### EXHIBIT "B"

#### PERMITTED EXCEPTIONS

Store No.

839

- 1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
- 2. THE SUBJECT LAND IS REGISTERED UNDER AN ACT CONCERNING LAND TITLES COMMONLY KNOWN AS THE TORRENS ACT.
- 3. EXECTING UNRECORDED LEASE FOR JBB CORPORATION OF CHICAGO.

92542334

West Thank Town

Oberty of Coot County Clert's Office