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9/16/92

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SPECIAL WARRANTY DEED

This Indenture, made this 16th day of September, 1992, between NU-CAR CARRIERS, INC., 30800 Telegraph Road, Birmingham, Michigan 48025, a Massachusetts corporation ("Grantor"), and FORD MOTOR COMPANY, The American Road, Dearborn, Michigan 48121, Delaware corporation ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of \$3,100,000 in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of the Grantor, by these presents does remise, release, alien and convey unto the Grantee, and to its successors and assigns, forever, the land and all improvements thereon in the County of Cook and State of Illinois described on Exhibit I attached hereto (the "Premises");

Subject to:

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1. Ad valorem real property taxes and assessments not yet due and payable.
2. Grant of easement in favor of The Sanitary District of Chicago for the construction, reconstruction, repair, maintenance and operation of an intercepting sewer recorded March 25, 1937 as document no. 11968813.
3. Reservation of easement to maintain, repair and reconstruct an existing power line and the poles and appurtenance attached thereto as contained in Special Warranty Deeds recorded August 18, 1967 as document nos. 20234415 and 20234417.
4. Rights of way for railroads, switch tracks and spur tracks.
5. Rights of the public and the state, county and municipality in which the Premises is located to any part of the Premises taken or used for road purposes.
6. Unrecorded Real Estate Lease dated March 31, 1990, between Nu-Car Carriers, Inc. and E & L Transport Company
7. Applicable zoning and building laws and regulations.
8. The state of facts an accurate survey or personal inspection would disclose.
9. Building and use restrictions, conditions, covenants, reservations, exceptions, leases, easements, rights and agreements (whether or not similar to the foregoing), all of record.

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BOX 334

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, easements, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described Premises, with the hereditaments and appurtenances: To have and to hold the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and forever defend.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Secretary, the day and year first above written.

[CORPORATE SEAL]

NU-CAR CARRIERS, INC.

By: Douglas K. Cooper
Douglas K. Cooper
Assistant Secretary

WITNESS:

Karen Kosuda
Karen Kosuda

Sandy Sokolowski
Sandy Sokolowski

This instrument prepared by:

Douglas K. Cooper
3700 Park East Drive
Beachwood, Ohio 44122

Return after recording to:

✓
Marcia J. Swinehart
Ford Motor Company
The American Road
Dearborn, Michigan 48121

DEPT-01 RECORDING 927.00
15555 TRAN 6188 09/22/92 14:27:00
17419 4 E *-92-702810
COOK COUNTY RECORDER

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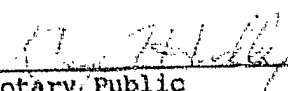
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STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that DOUGLAS K. COOPER, Assistant Secretary of NU-CAR CARRIERS, INC., who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Assistant Secretary appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 16th day of September, 1992.



Notary Public

JOHN A. HARTY
Notary Public for the State of Ohio
My Commission Expires 03/31/95
Section 443.03 R. C.

Property of Cook County Clerk's Office

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EXHIBIT I

That part of the South half of Section 31, Township 37 North, Range 15, East of the Third Principal Meridian, lying West of the Southwesterly line of the right of way of the now or formerly New York, Chicago, and St. Louis Railroad Company, lying East of a line 50 feet East of and parallel with the West line of Section 31, aforesaid, lying North of a line 1710.4 feet North of and parallel with the South line of said Section 31 (except the North 680 feet thereof): together with that part of the South 310 feet of the North 680 feet of the South half of said Section 31, lying West of a line drawn at right angles to the South line of the North 370 feet of the North 680 feet of the South half of said Section 31 through a point 615.04 feet (as measured along said South line of the North 370 feet) East of the East line of the West 50 feet of said Section 31.

Cook County Clerk's Office

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COOK COUNTY CLERK'S OFFICE
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CITY OF CHICAGO
REVENUE DEPARTMENT

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STATE OF ILLINOIS
REAL ESTATE TAX
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REVENUE
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STATE OF ILLINOIS
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PROPERTY OF COOK COUNTY CLERK'S OFFICE
CITY OF CHICAGO
REVENUE DEPARTMENT
TOTAL TAXES PAID
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