SPECIAL WARRANTY DEED

THIS INDENTURE, made this 114 day of October, 1993, between DESOTO, INC., a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, Grantor, and INSTITUTE OF GAS TECHNOLOGY, an Illinois not-for-profit corporation, whose address is 3424 South State Street, Chicago, Illinois Grantee;

WITNESSETH

That the Grantor, for and in consideration of the sum of TEN & NO/100 (\$15,00) DOLLARS and other good and valuable consideration in hand paid the receipt whereof is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described Real Property, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Permanent Real Estate Indek Number: 08-25-203-019-0000

Address of Real Property:

E114600 /1931458 Well Co. S.

Southwest Corner of Wille Road and Mount Prospect Road Des Plaines, Illinois

Together with all and 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 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 said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

for itself, and its successors, And the Grantor, 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 said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, Subject To the matters set forth in Exhibit "B" attached hereto and made a part hereof.

DEFT-01 RECORDING #31.5 T#0011 TRAN 7469 40/12/93 10:03:00 #4783 # #-93-814531 COOK COUNTY RECORDER 231.50

H8D/70776.2 9/30/93 12:27pm

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Vice President and Assistant Secretary, this 7th day of October, 1993.

DESOTO, INC., Delaware corporation

Ву

Property of Coot County Clerk's Office

STATE OF ILLINOIS)SS. COUNTY OF COOK

I, HAROLD S. DEMBO, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT AND OF DESOTO, INC., a Delaware corporation, and NOR E EISTE personally known to me to be the Secretary of said corporation, and both 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 acknowledged that they signed and delivered said instrument as VICE- Charman O Secretary of said corporation, as their free and voluntary acts, 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 notarial seal this 1th day of

October, 1993.

OFFICIAL SEAL HAROLD'S DEMBO 'NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXP: 5/6/96

My Commission Expires:

This instrument prepared by:

Juny Clerk Harold S. Dembo, Esq Katz Randall & Weinberg 200 North LaSalle Street Suite 2300 Chicago, Illinois 60601

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Patrick Brady, Esq. Ross & Hardies 150 North Michigan Ave. Chicago, Illinois 60601

Institute of Gas Technology 3424 South State Street Chicago, Illinois 60616

HBD/70776.2





EXHIBIT "A"

IGT Legal Descriptions

Legal Description of South Parcel

The East 832.0 feet of the North 600 feet of the South East 1/4 of the North East 1/4 of Section 25, Township 41 North, Range 11 East of the Third Principal Meridian (except from said tract Harry Wille's Subdivision of the West 400 feet of the East 832 feet of the North 200 feet of said Section) all in Cook County, Illinois, except that part taken for road by deed registered as Document Number 3408383.

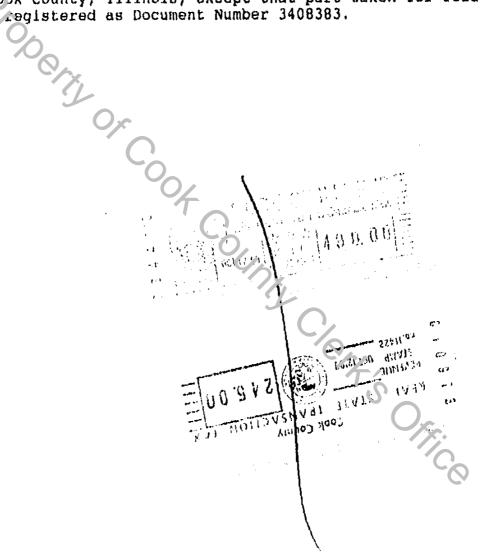




EXHIBIT "B"

South Parcel

Permitted Exceptions

- 1. Rights of the public, the municipality and the State of Illinois in and to that part of the land taken and used for Wille Road. (Affects the North Line of Parcel 2),
- 2. Rights of the public, the municipality and the State of Illinois in and to that part of the land taken and used for Mt. Prospect Road. (Affects the east Line of Parcel 2).
- 3. Information and disclosures contained in Environmental Disclosure Document for Transfer of Real Property recorded February 19, 1991 as Document 91077695.
- 4. Memorandum of Agreement entered into by and between DeSoto, Inc., Pension Plans Real Property Trust under Trust Agreement dated October 1, 1992, De Soto, Inc., and Walmart Stores, Inc., dated May 10, 1993 and recorded June 18, 1993 as Document Number 9346/415.

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)ss. COUNTY OF COOK

DESOTO, INC SUBSTRUCTOR X SUBSTRUCTOR SUBS heingxxhirkxxsnosscxxxxxxxxx,

that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

- В. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.
- The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access. 1. easements of access.
- The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of
- The sale or excharge of parcels of land between owners of adjoining and contiguous land
- 4. The conveyance of parcels of land or interest therein for use as a right-of-way for railroads or other public utility facilities and other pipelines which does not involve any new streets or easements of access.
- The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- The conveyance of land for higher or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vection of land impressed with a public use.
- Conveyances made to correct descriptions in prior conveyances. 7.
- The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
- The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provide, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recordings

DESOTO, INC.

By:

SUBSCRIBED and SWORN to before me 03. 1 day of ()clober, \mathcal{W}

NOTARY PUBLIC

" OFFICIAL SEAL ""
HAROLD S DEMBO
NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXP: 5/6/96

Property of Cook County Clerk's Office