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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 7th 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 60616, Grantee;

WITNESSETH

That the Grantor, for and in consideration of the sum of TEN & NO/100 (\$10.00) 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.

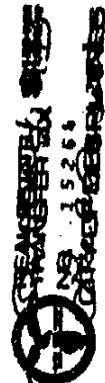
Permanent Real Estate Index Number: 08-25-203-019-0000

Address of Real Property: 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.

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 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.

E 114600 / N 931458 Cook Co, Ill.



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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.

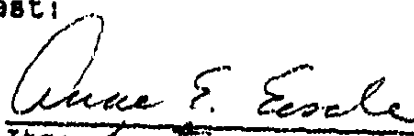
DESOTO, INC., a Delaware corporation

By:


Its: VICE-CHAIRMAN

Attest:

By:


Its: Secretary

Property of Cook County Clerk's Office

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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 Anders Schroeder personally known to me to be the VICE-CHAIRMAN of DESOTO, INC., a Delaware corporation, and Anne E. Eisler 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-CHAIRMAN and _____ 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 7th day of October, 1993.


Notary Public

" OFFICIAL SEAL "
HAROLD S. DEMBO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXP: 5/6/98

My Commission Expires: _____

This instrument prepared by: Harold S. Dembo, Esq.
Katz Randall & Weinberg
200 North LaSalle Street
Suite 2300
Chicago, Illinois 60601

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

SEND SUBSEQUENT TAX BILLS TO:
Institute of Gas Technology
3424 South State Street
Chicago, Illinois 60616

HBD/70776.2 10/4/93 10:36AM



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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.

Property of Cook County Clerk's Office

245.00

COOK COUNTY ILLINOIS

STATE ILLINOIS

RECORDS

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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 93466415.

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