This instrument was prepared by and after recording should be returned to:
Rebonna D. Hansen, Esq.
Simon Property Group
115 West Washington Street
Indianapolis, Indiana 46204

94771937

DEED

THIS INDENTURE is made as of September 1, 1994, by MATTESON JOINT VENTURE, an Indiana general partnership having an address at 115 West Washington Street, Indianapolis, Indiana 46204 ("Grantor"), and Simon Property Group (Illinois), L.P., an Illinois limited partnership having an address at 115 West Washington Street, Indianapolis, Indiana 46204 ("Grantee").

WITNESSETH that Grantor, in consideration of Ten Dollars ($10.00) lawful money of the United States and other good and valuable consideration paid by Grantee, does hereby grant and release unto Grantee, the successors and assigns of Grantee forever,

ALL that certain piece piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Cook, State of Illinois, as more particularly described in Exhibit A attached hereto and made a part hereof,

TOGETHER with all right, title and interest, if any, of Grantor in and to any streets, alleys, rights of way and roads abutting said premises to the center lines thereof,

TOGETHER with the easements, hereditaments, tenements, appurtenances and all the estate and rights of Grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto Grantee, the heirs or successors and assigns of Grantee forever.

And Grantor covenants with Grantee, its successors and assigns, as follows:

1. that Grantor is seized of the said premises in fee simple, and has good right to convey the same;

2. that Grantee shall quietly enjoy the said premises;

3. that the said premises are free from all liens, encumbrances and other title defects, except for rights-of-way, easements, agreements, encumbrances and restrictions of record as the same may lawfully affect the premises herein granted, and real estate taxes and assessments not yet due and payable;

4. that Grantor will execute or procure any further necessary assurance of the title to said premises; and

5. that Grantor will forever warrant and defend the title to said premises;

PROVIDED THAT, the covenants of Grantor hereunder are limited to its own acts and deeds and those of persons claiming by, through or under Grantor, and not otherwise.

IN WITNESS WHEREOF, Grantor has duly executed this deed as of the day and year first above written.

MATTESON JOINT VENTURE, an Indiana general partnership

By: SIMON PROPERTY GROUP (ILLINOIS), L.P., an Illinois limited partnership, a general partner

By: CHARLES MALL COMPANY LIMITED PARTNERSHIP, a Maryland limited partnership, general partner

By: SIMON PROPERTY GROUP (DELAWARE), INC., a Delaware corporation, general partner

By: _____
David Simon,
President

By: MSA REALTY CORPORATION, an Indiana corporation, a general partner

By: _____
Donald W. Tinselle,
Chairman of the Board

Send Subsequent Tax Bills to:
Simon Property Group
c/o Real Estate Tax Department
P.O. Box 6120
Indianapolis, Indiana 46206

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared David Simon, President of SIMON PROPERTY GROUP (DELAWARE), INC., a Delaware corporation, general partner of CHARLES MALL COMPANY LIMITED PARTNERSHIP, a Maryland limited partnership, general partner of SIMON PROPERTY GROUP (ILLINOIS), L.P., an Illinois limited partnership, a general partner of MATTESON JOINT VENTURE, an Indiana general partnership, who executed the foregoing instrument for and on behalf of said Corporation by authority of its Board of Directors.

WITNESS my hand and notarial seal this 24th day of August, 1994.

Notary Public

MARK V. BROMUND, Notary Public
County of Residence: Marion
My Commission Expires Jan. 18, 1997

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Donald W. Tanselle, Chairman of the Board of MSA REALTY CORPORATION, an Indiana corporation, a general partner of MATTESON JOINT VENTURE, an Indiana general partnership, who executed the foregoing instrument for and on behalf of said Corporation by authority of its Board of Directors.

WITNESS my hand and notarial seal this 22ND day of August, 1994.

Notary Public

MARK V. BROMUND, Notary Public
County of Residence: Marion
My Commission Expires Jan. 18, 1997

A TRACT OF LAND IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF GOVERNORS HIGHWAY AS DEDICATED AND THE NORTH RIGHT-OF-WAY LINE OF ST. LAWRENCE AVENUE; THENCE SOUTH 89 DEGREES 46 MINUTES 13 SECONDS WEST 537.20 FEET ALONG LAST SAID NORTH LINE TO A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 46 MINUTES 13 SECONDS WEST 733.93 FEET TO THE EAST LINE OF KEELER AVENUE AS DEDICATED; THENCE NORTH 0 DEGREES 30 MINUTES 37 SECONDS WEST 1041.40 FEET ALONG LAST SAID LINE TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. ROUTE 30; THENCE DUE EAST 330.29 FEET; THENCE SOUTH 84 DEGREES 17 MINUTES 22 SECONDS EAST 100.50 FEET; THENCE DUE EAST 285.0 FEET; THENCE DUE SOUTH 20.0 FEET; THENCE DUE EAST 80.0 FEET; THENCE DUE NORTH 20.0 FEET; THENCE DUE EAST 226.0 FEET ALL ALONG THE SOUTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 30; THENCE SOUTH 0 DEGREES 30 MINUTES 30 SECONDS EAST 164.0 FEET; THENCE DUE EAST 260.0 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 30 SECONDS EAST 30.0 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 30 SECONDS WEST 20.0 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 30 SECONDS EAST 80.0 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 30 SECONDS EAST 20.0 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 30 SECONDS EAST 131.30 FEET TO A POINT ON CURVE; THENCE WESTERLY ON A CURVE CONVEX TO THE NORTH HAVING A RADIUS OF 50.0 FEET, AN ARC DISTANCE OF 38.77 FEET AND A CHORD BEARING OF NORTH 68 DEGREES 17 MINUTES 41 SECONDS WEST TO A POINT OF TANGENT; THENCE SOUTH 89 DEGREES 29 MINUTES 30 SECONDS WEST 177.0 FEET TO A POINT OF CURVE; THENCE WESTERLY ON A CURVE CONVEX TO THE SOUTH HAVING A RADIUS OF 406.60 FEET, AN ARC DISTANCE OF 206.65 FEET, AND A CHORD BEARING OF NORTH 75 DEGREES 56 MINUTES 54 SECONDS WEST; THENCE SOUTH 0 DEGREES 13 MINUTES 47 SECONDS EAST 352.36 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 13 SECONDS WEST 79.00 FEET; THENCE SOUTH 0 DEGREES 13 MINUTES 47 SECONDS EAST 253.00 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 13 SECONDS WEST 45.00 FEET; THENCE SOUTH 0 DEGREES 13 MINUTES 47 SECONDS EAST 79.33 FEET TO THE NORTH RIGHT OF WAY LINE OF ST. LAWRENCE AVENUE AND THE PLACE OF BEGINNING, EXCEPT THAT PART THEREOF DEDICATED FOR KEELER AVENUE BY AGREEMENT FOR PUBLIC DEDICATION RECORDED MARCH 6, 1990 AS DOCUMENT NO. 90100147, ALL IN COOK COUNTY, ILLINOIS.

22.1826 acres

PIN #31-22-401-017

Property Address:
Route 30 and Governor's Highway
Matteson, IL 60443