

MCG-9339
U.S. 30 @ Central
Matteson, IL

2nd
G# 74-72-054
OF

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **MARATHON OIL COMPANY**, an Ohio corporation, whose address is c/o Property Tax Records, 539 South Main Street, Findlay, Ohio 45840, **GRANTOR**, for the consideration of Ten and No/100 Dollars (\$10.00), received to its full satisfaction of **BEVERLY TRUST COMPANY**, not personally, but as Trustee under the provisions of a trust agreement dated May 22, 1997 and known as Trust Number 74-2569, **GRANTEE**, does give, grant, bargain, sell and convey unto said **GRANTEE** the following described real estate in its existing "as is" condition inside the City of Matteson, County of Cook, and State of Illinois:

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Phase Two: That part of the Southwest Quarter of Section 21, Township 35 North, Range 13 East of the Third Principal Meridian lying Southerly of Lincoln Highway (U.S. Route 30) and lying Westerly of Interstate Highway 57 (F.A.I. Route 57) and lying North of the Michigan Central (formerly New York Central) Railroad (Old Plank Trail) and lying East of Central Avenue less and except that portion dedicated

DEPT-01 RECORDING \$25.00
T#0012 TRAN 6683 09/15/97 12:53:00
#9148 ÷ CG *-97-678919
COOK COUNTY RECORDER

for Lincoln Frontage Road recorded April 18, 1974 as Document No. 22689505, in Cook County, Illinois, being described as follows: Beginning at the Point of Intersection of the North line of the said Michigan Central Railroad (Old Plank Trail) and the West line of the Southwest Quarter of Section 21; thence North 00°00'00" East 2223.85 feet along last said West line; thence North 89°53'34" East 50.00 feet to the East line of Central Avenue as dedicated; thence North 00°00'00" West 240.00 feet along last said East line to the South line of Lincoln Highway (U.S. Route 30); thence North 89°53'34" East 524.68 feet along last said South line; thence continuing along last said South line South 86°43'25" East 521.17 feet; thence South 00°00'00" East 623.18 feet; thence North 89°53'34" East 282.12 feet; thence South 00°00'00" East 87.73 feet; thence North 89°52'48" East 239.22 feet; thence South 40°30'48" East 373.79 feet; thence South 61°29'27" West 430.13 feet; thence South 80°47'16" West 335.52 feet; thence South 89°53'34" West 550.00 feet; thence South 00°00'00" East 275.00; thence South 59°06'54" East 116.52 feet; thence South 00°00'00" East 490.00 feet; thence North 89°53'34" East ~~681.70~~ feet to a point of curvature; thence Southeasterly along said curve to the right convex to the Northeast having a radius of 340.00 feet an arc distance of ~~611.68~~ feet to a point of reverse curvature; thence Southeasterly along said reverse curve to the left convex to the Southwest having a

* 501.87

**341.53

1 of 3

*THIS DEED IS BEING
RECORDED TO ARMING THE LEGAL*

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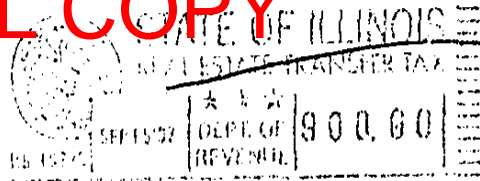
BOX 333-CTI

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Property of Cook County Clerk's Office

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MOC 9359
U.S. 30th Central
Maitleson, IL



radius of 260.00 feet an arc distance of 260.68 feet; thence North 89°59'58" East 84.83 feet; thence South 04°24'35" West 80.24 feet to the North line of the Michigan central (formerly New York Central) Railroad (Old Plank Trail); thence South 89°59'58" West 1786.89 feet along last said North line to the Point of Beginning.

PRIOR DEED REFERENCE: Document No. 25874934 and 25874933

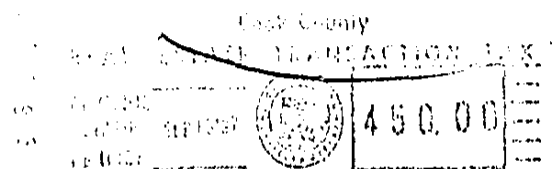
PARCEL I.D. NUMBER: 31-21-300-004-0000 and 31-21-300-005-0000

Subject parcel being conveyed is currently vacant land and has remained as such during the period of ownership by Grantor and any of its subsidiaries. It has never been used by Grantor or its affiliate organizations for the sale, marketing or storage of petroleum fuels or motor oils.

Subject to:

1. (a) taxes and assessments (both general and special) not now due and payable; (b) zoning ordinances, subdivision and planning laws and regulations and building code restrictions and all laws, rules and regulations relating to land and structures and their use, including but not limited to governmental regulations relating to buildings, building construction, building line and use and occupancy restrictions, and violations of any of the foregoing; (c) easements, conditions, reservations, agreements and restrictions of record, (d) such a state of facts as an accurate survey might show; and (e) all legal roads and highways.
2. Grantee agrees that for a period of Twenty-Five (25) years from and after the date of this conveyance, the premises shall not be used for a convenience store or for the sale, marketing, storage or advertising of petroleum fuels or motor oils (other than customarily sold at an automobile dealership), and that this restriction shall be a covenant running with the land and shall be contained in and made a part of every deed, mortgage, lease or other instrument affecting title to said premises.

AND THE GRANTOR does for itself, its successors and assigns covenant with the said GRANTEE, its successors and assigns, the GRANTOR has not made, done, executed, or suffered any act or thing whereby the above-described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged, or encumbered in any manner whatsoever; and the title to the above-granted premises against all persons lawfully claiming the same by, through or under the GRANTOR, said GRANTOR will forever warrant and defend.



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MOC 0359
U.S. 30 & Central
Matteson, IL.

IN WITNESS WHEREOF, said corporation sets its hand this 4th day of September, 1997.

Signed and acknowledged
in the presence of:

MARATHON OIL COMPANY

Deborah A. Treier
Printed: Deborah A. Treier

By: R. E. White
Name: R. E. White
Title: Vice President - Marketing



Cynthia L. Snyder
Printed: Cynthia L. Snyder

STATE OF OHIO)
) SS.
COUNTY OF HANCOCK)

BEFORE ME, a Notary Public in and for said State of Ohio personally appeared the above named Marathon Oil Company, an Ohio corporation, by R. E. White, its Vice President, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said corporation, and the free act and deed of him personally and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Findlay, Ohio, this 4th day of September, 1997.

Deborah A. Treier
Notary Public

My Commission Expires: DEBORAH A. TREIER
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Dec. 23, 1998

This Instrument Prepared by: Q. H. Wood, Attorney-at-Law, 539 South Main Street, Findlay, OH 45840

AFTER RECORDING MAIL TO:
Grantee

Donald E. Arnell
1208 Royal Dublin Lane
Dyer, Ind. 46311

ADDRESS OF PROPERTY:
U.S. 30 & Central Ave.
Matteson, Illinois

The Above Address Is For Statistical Purposes
Only And Is Not A Part Of This Deed.

SEND SUBSEQUENT TAX BILLS TO:
Miller Consolidated
3250 W. Lincoln Hwy.
Park Forest, IL 60446

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

_____, being duly sworn on oath, states that _____ resides at _____. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

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

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

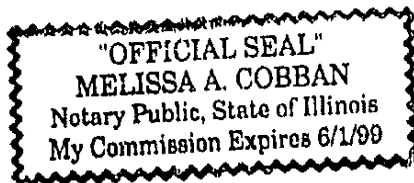
Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Bundy & Setley

SUBSCRIBED and SWORN to before me

this 12th day of Sept, 1997.

Melissa A. Cobban
Notary Public



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