

Warranty Deed

(Illinois Statutory)
Individual to Corporation

MAIL TO:

STEPHEN K. CHRISTENSEN
215 South State Street #900,
Salt Lake City, Utah, 84111

NAME AND ADDRESS OF
TAXPAYER:

Q LUBE, INC.
1385 West 2200 South
Salt lake City, Utah 84119

The Grantors, James F. Brown, Trustee and Annella M. Brown, Trustee under the James F. Brown and Annella M. Brown Living Trust Dated March 15, 1991, for the consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Q Lube, Inc., a corporation organized and existing under the laws of the State of Delaware and having its principal office at 1385 West 2200 South, Salt Lake City, Utah 84119 all interest in the following described real estate, buildings and improvements situated in the County of Cook County, State of Illinois:

THE SOUTH 200 FEET OF LOT 10 (EXCEPT THE SOUTH 5 FEET CONDEMNED IN CASE NUMBER 711.548) IN ARTHUR T. MCINTOSH AND COMPANY'S LARAMIE ACRES, BEING A SUBDIVISION OF THE EAST 26 2/3 ACRES OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index numbers: 26-16-303-646
Address of Real Estate: 5240 West 159th Street, Oak Forest, Illinois 60452

IN WITNESS WHEREOF, the Grantors have caused this instrument to be signed this 15 day of June, 1998.

JAMES F. BROWN AND ANNELLA M. BROWN LIVING TRUST
DATED MARCH 15, 1991

By: James F. Brown
James F. Brown, Trustee

By: Annella M. Brown
Annella M. Brown, Trustee

COOK COUNTY CLERK'S OFFICE
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State of Illinois)

County of Cook)

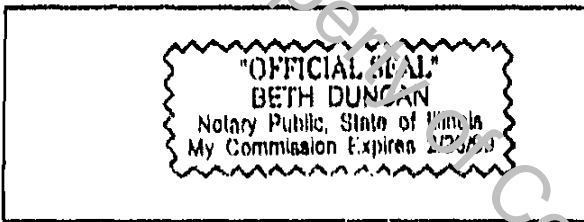
)ss.

I, Beth Duncan, a notary public in and for said county in the State aforesaid, DO HEREBY CERTIFY that James F. Brown, Trustee and Annella M. Brown, Trustee under the James F. Brown and Annella M. Brown Living Trust Dated March 15, 1991, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this ___ day of June, 1998 and acknowledged to me that they each signed and delivered said instrument in their stated capacities as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 11 day of June, 1998.

Notary Public

Commission expires



County - Illinois Transfer Stamp

Name and Address of Preparer:

Bradley R. Helsten,
NELSON RASMUSSEN & CHRISTENSEN
215 South State, Suite 900
Salt Lake City, UT 84111

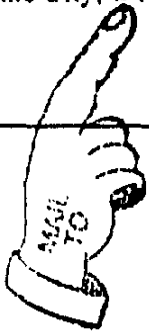
EXEMPT UNDER PROVISIONS OF
PARAGRAPH

SECTION 4.

REAL ESTATE TRANSFER ACT

Date: _____

Signature of Buyer, Seller or Representative



BOX _____

WARRANTY DEED
INDIVIDUALS TO CORPORATION

James F. Brown
Annella M. Brown

TO

Q LUBE, INC, a Delaware Corporation.

Address of Property:

5240 West 159th Street
Oak Forest, Illinois 60452

Mail to:

