

Prepared by: Paul D. Boppart,
Shook, Hardy & Bacon
1200 Main Street
Kansas City, Missouri
64105



Grantee Mailing Address
and Return Deed to: NTW Incorporated, c/o Sears, Roebuck and Co.
3333 Beverly Road, Dept. 824 RE, Hoffman Estates, Illinois 60179

Tax Billing Address: NTW Incorporated, c/o Sears, Roebuck and Co.
3333 Beverly Road, Dept. 824 RE, Hoffman Estates, Illinois 60179

LIMITED WARRANTY DEED

THE GRANTOR, PARTS AMERICA, INC. (f/k/a Tire and Auto Holdings, Inc.),
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, for the consideration of TEN DOLLARS (\$10.00) and
other good and valuable consideration, and pursuant to authority given by the Board of Directors of
said corporation does hereby GRANT, BARGAIN and SELL in fee simple to NTW
INCORPORATED, a Delaware corporation (Mailing Address: c/o Sears, Roebuck and Co., 3333
Beverly Road, Dept. 824 RE, Hoffman Estates, Illinois 60179) all of the following described real
estate situated in Cook County, Illinois:

Lawyers Title Insurance Corporation

See Exhibit "A" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto
affixed, and has caused its name to be signed to these presents by its Authorized Agent and attested
by its Secretary this 25th day of July, 1998.

PARTS AMERICA, INC.

By: Donald S. Shaffer
Donald S. Shaffer
President

IMPRESS CORPORATE
SEAL HERE

ATTEST: Anthony Boone
Anthony Boone
Secretary

Village of Real Estate Transfer Tax
Oak Lawn \$500

Village of Real Estate Transfer Tax
Oak Lawn \$500

Village of Real Estate Transfer Tax
Oak Lawn \$500

Village of Real Estate Transfer Tax
Oak Lawn \$500

Village of Real Estate Transfer Tax
Oak Lawn \$300

Village of Real Estate Transfer Tax
Oak Lawn \$5

0487926.01
[FIPS # 9522]
Illinois

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STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me this 20th day of July, 1998, by Donald S. Shaffer, President of **PARTS AMERICA, INC.**, a Delaware corporation, who affixed the seal of said corporation, all on behalf of said corporation.

(NOTARIAL SEAL)

Christine A. McGinnis
Public Notary

CHRISTINE A. MCGINNIS
Notary Public - Notary Seal
STATE OF MISSOURI
Buchanan County
My Commission Expires June 17, 2001

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
AUG-5-98
DEPT. OF REVENUE
\$ 51.00

7 5 0 3 6
REAL EST. TRANS. TAX
REVENUE
JAMP AUG-5-98
230.50

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UNOFFICIAL COPY**EXHIBIT "A"**

Parcel Number: 24-03-318-014

Street Address: 4455 Southwest Hwy., Oak Lawn, Illinois

PARCEL 1:

A tract of land in the East 1/2 of the East 1/2 of the South West 1/4 of Section 3, Township 37 North, Range 13 East of the Third Principal Meridian, said tract of land being described as follows:

Beginning at a point on the Southeasterly line of the South West Highway, the said point being 238.92 feet Northeasterly of (as measured along the said Southeasterly line) the intersection of the said Southeasterly line with a line drawn parallel with and 33 feet East of the West line of the said East 1/2 of the East 1/2 of the South West 1/4 of Section 3, and running thence Southeasterly along the extension of a radial line of said South West Highway, a distance of 112.25 feet to an intersection with the Northwesternly right of way line of the Wabash Railroad; thence Northeasterly along the said right of way line, a distance of 300 feet; thence Northwesternly, a distance of 115.12 feet to a point on the said Southeasterly line of the South West Highway, 300 feet Northeasterly of the said point of beginning; thence Southwesterly along the said Southeasterly line, a distance of 300 feet to the point of beginning, in Cook County, Illinois.

PARCEL 2:

A parcel of land comprising part of the East 1/2 of the East 1/2 of the South West 1/4 of Section 3, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, the point of beginning of said parcel being described as follows:

Commencing at a point on the Southeasterly line of South West Highway, said point being 238.92 feet Northeasterly of (as measured along said Southeasterly line) the intersection of said Southeasterly line with a line drawn parallel with and 33 feet East of the West line of said East 1/2 of the East 1/2 of the South West 1/4 of Section 3, and running thence Southeasterly along the extension of a radial line of said South West Highway, a distance of 112.25 feet to an intersection with the Northwesternly right of way line of the Wabash Railroad; thence Northeasterly along said right of way line, a distance of 300 feet to the said point of beginning of parcel to be described; thence Northeasterly along said right of way line, a distance of 109 feet; thence Northwesternly, a distance of 116 feet to a point on said Southeasterly line of South West Highway said point being 400 feet Northeasterly of, as measured along said Southeasterly line of the aforesaid (commencing point); thence Southwesterly along said Southeasterly line of the South West Highway, a distance of 100 feet; thence Southeasterly, a distance of 115.12 feet to the point of beginning, in Cook County, Illinois.

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BEING the same property conveyed to Tire and Auto Holdings, Inc. (now known as Parts America, Inc.) by deed from Century Properties II Limited Partnership dated March 22, 1990 and recorded in the Recorder's Office of Cook County, Illinois on March 26, 1990 as document number 90131527.

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