

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

91044145

AUG 27 1991

WARRANTY DEED

John N. [Signature]
AUDITOR LAKE COUNTY

EMRO MARKETING COMPANY, successor by merger to Cheker Oil Company of Indiana, Inc., a Delaware corporation, whose address is 2525 North Limestone Street, Springfield, Ohio 45503, Grantor, for the consideration of Ten and No/100 Dollars (\$10.00), received to its full satisfaction of CLASSIS ILLIANA HOME MISSIONS COMMITTEE OF THE CHRISTIAN REFORMED CHURCH OF NORTH AMERICA, INC., Grantee, whose TAX MAILING ADDRESS will be 17220 School Street, South Holland, Illinois 60473, conveys and warrants to said Grantee the following described real estate in its existing "as is" condition outside the City of Schererville, County of Lake, and State of Indiana:

RECORDED TITLE INSURANCE COMPANY
INDIANA DIVISION

PRIOR DEED REFERENCE NUMBER: 631111, Recorder's Office,
Lake County, Indiana.

11-11-34

The South 200 feet of the North 2872.3 feet of part of the West half of the West half of Section 21, Township 35 North, Range 9 West of the 2nd P.M., more particularly described as: Beginning at a point in the West line of said Section 21, which is 1625.10 feet North of the Southwest corner of said Section, measured along the West line thereof, said point being the Northwest corner of a parcel of land conveyed by the New York Central Railroad Company to Carl H. Humpfer and Pearl M. Humpfer, his wife, by Quit Claim Deed dated April 29, 1941 and recorded December 4, 1942, in Deed Record 669, page 380, in the Recorder's Office of Lake County, Indiana; thence North along the West line of said Section to the Northwest corner of said Section; thence Easterly along the North line of said Section to a point in a line parallel with and distant 106.5 feet by rectangular measurement Westerly from the center line between the two main tracks of the railroad of the New York Central Railroad Company; said center line being also the original center line of said railroad; thence Southerly along said parallel line a distance of 1970.94 feet; thence Westerly at right angles a distance of 50 feet to a point in a line parallel with and distant 156.5 feet by rectangular measurement Westerly from the center line between the two main tracks of the New York Central Railroad Company; thence Southerly along said parallel line a distance of 1700.24 feet, more or less, to the Northeasterly corner of said parcel of land conveyed to Carl H. Humpfer and Pearl M. Humpfer, his wife, as aforesaid; thence Westerly along the Northerly line of said parcel of land conveyed to Carl H. Humpfer and Pearl M. Humpfer, his wife, as aforesaid, a distance of 1033.7 feet, more or less, to the place of beginning, in the Town of St. John, Lake County, Indiana.

and

Indiana Gross Income Tax on
Sale of Real Estate

paid by Emro Marketing
Date Paid 8-22-91
Amount Paid \$ 2,160.00
Assessor's Receipt # 438747

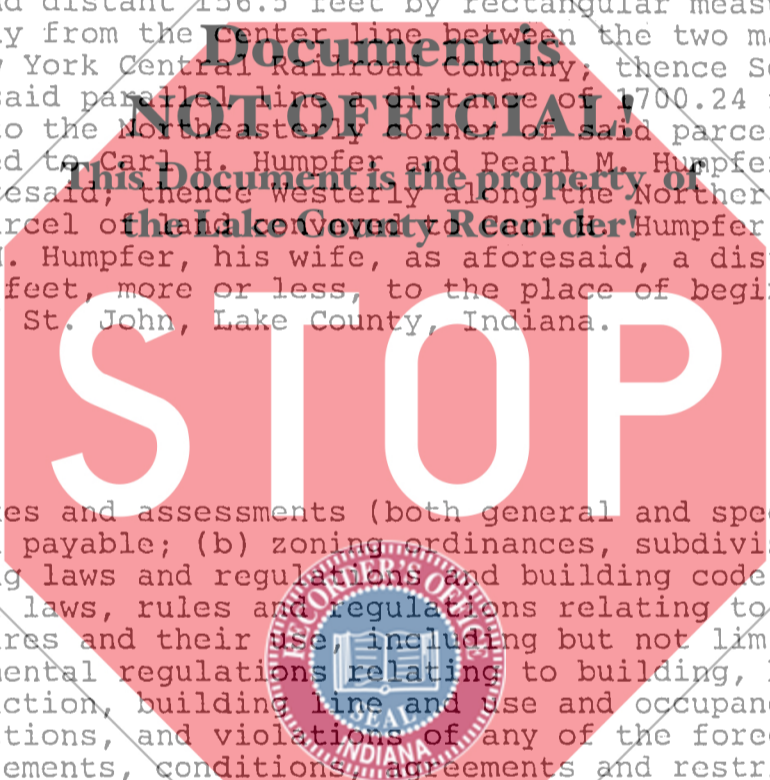
Lake County

STATE OF INDIANA
REC'D
AUG 28 1991
[Stamp and signature area]

15.00
01-437
[Handwritten notes]

13-9-23

The South 200 feet of the North 2672.3 feet of part of the West half of the West half of Section 21, Township 35 North, Range 9 West of the 2nd P.M., more particularly described as: Beginning at a point in the West line of said Section 21, which is 1625.10 feet North of the Southwest corner of said Section, measured along the West line thereof, said point being the Northwest corner of a parcel of land conveyed by the New York Central Railroad Company to Carl H. Humpfer and Pearl M. Humpfer, his wife, by Quit Claim Deed dated April 29, 1941 and recorded December 4, 1942, in Deed Record 669, page 380, in the Recorder's Office of Lake County, Indiana; thence North along the West line of said Section to the Northwest corner of said Section; thence Easterly along the North line of said Section to a point in a line parallel with and distant 106.5 feet by rectangular measurement Westerly from the center line between the two main tracks of the railroad of the New York Central Railroad Company; said center line being also the original center line of said railroad; thence Southerly along said parallel line a distance of 1970.94 feet; thence Westerly at right angles a distance of 50 feet to a point in a line parallel with and distant 156.5 feet by rectangular measurement Westerly from the center line between the two main tracks of the New York Central Railroad Company; thence Southerly along said parallel line a distance of 1700.24 feet, more or less, to the Northeast corner of said parcel of land conveyed to Carl H. Humpfer and Pearl M. Humpfer, his wife, as aforesaid; thence westerly along the Northerly line of said parcel of land a distance of 1033.7 feet, more or less, to the place of beginning, in the Town of St. John, Lake County, Indiana.



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 building, building construction, building line and use and occupancy restrictions, and violations of any of the foregoing; (c) easements, conditions, agreements and restrictions of record; (d) such a state of facts as an accurate survey and a competent environmental audit 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 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 the title to said premises. Such restriction shall not, however, prohibit the storage of petroleum fuels on the property for the purpose of use or consumption by occupants.

IN WITNESS WHEREOF, said corporation sets its hand this 18th day of June, 1991.

Signed and acknowledged in the presence of:

EMRO MARKETING COMPANY

Donna Reynolds

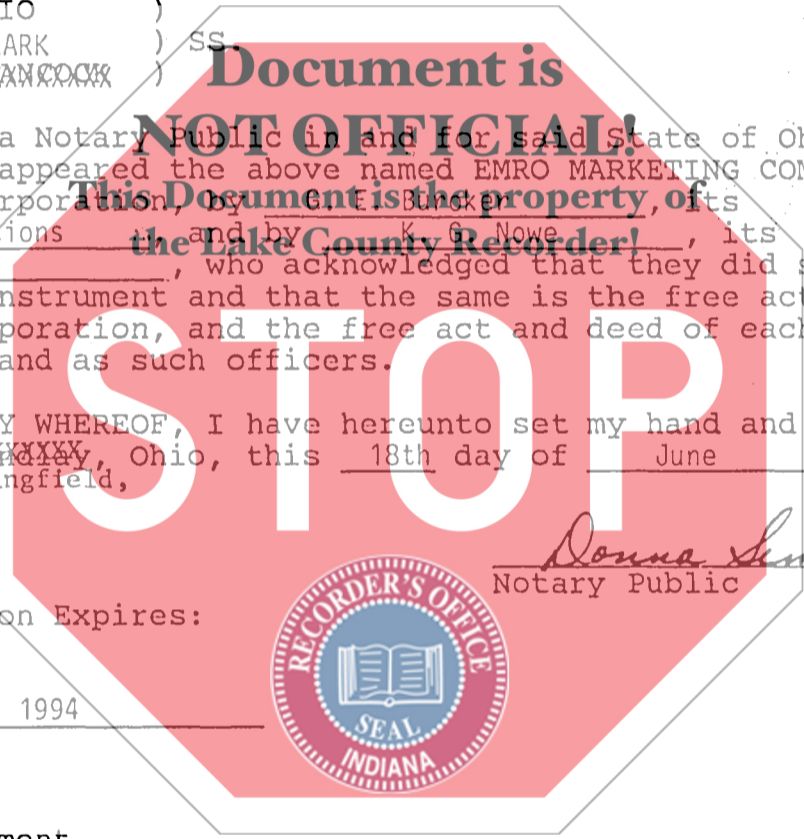
By: [Signature]
Name: G. E. Buroker
Title: Vice President, Operations



Donna Simon

And: [Signature]
Name: K. G. Nowe
Title: Secretary

STATE OF OHIO)
CLARK) SS
COUNTY OF ~~HANCOCK~~)



BEFORE ME, a Notary Public in and for said State of Ohio personally appeared the above named EMRO MARKETING COMPANY, a Delaware corporation, by G. E. Buroker, its V. P., Operations and by K. G. Nowe, its Secretary, who acknowledged that they 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 each of them personally and as such officers.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at ~~Findlay~~ Springfield, Ohio, this 18th day of June, 1991.

[Signature]
Notary Public

My Commission Expires:
April 2, 1994



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

MAIL TO:
GRANTEE %
Daniel G. Hoebeke, J.D.
725 Christy Ln.
Scherverville, IN. 46375

ADDRESS OF PROPERTY
8121 Wicker Avenue
Schererville, IN

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

SEND SUBSEQUENT TAX BILLS TO:

GRANTEE

I, K. G. Nowe, Secretary of Emro Marketing Company, a Delaware corporation, hereby certify that the following is a true and correct copy of a resolution unanimously adopted by a meeting of the Board of Directors of Emro Marketing Company, held in the city of Springfield, Ohio on the 26th day of July, 1988 at 8:00 o'clock A.M., at which meeting all members of the Board were present:

"WHEREAS: It is the conclusion of this Board that a new statement of the powers and authorities of the various elected officers of this Corporation should be made to include all officers holding the title of President or Vice President;

"NOW, THEREFORE, BE IT RESOLVED: That the President and Vice Presidents of Operations and Marketing Services and any other Vice President not assigned as a Division Vice President are each hereby authorized to execute and deliver on behalf of the Corporation any and all instruments pertaining to the business of the Corporation, including, but not limited to, contracts pertaining to the purchase, sale, resale, exchange, measurement, storage, transportation, and delivery of petroleum products and other goods and services; supply and PMPA franchise and trademark license agreements; purchases, sales and leases of tangible and intangible personal property; and all other contracts for the necessary and ordinary operation of the Corporation's business and facilities; and assignments, amendments to, or cancellations of any of the above; only the President and Vice President, Operations; however, are authorized to execute and delivery instruments leasing, alienating or encumbering the real property of the Corporation; moreover, the President only is authorized to grant powers of attorney to others or any part of the authority granted herein; and

"FURTHER RESOLVED: That the Division Vice Presidents of this Corporation (who are also appointed as the Presidents of the Divisions to which they have been assigned, respectively) are each authorized to execute and deliver on behalf of the Corporation any and all instruments pertaining to the business of the particular Division to which such officer is assigned, including, but not limited to, contracts pertaining to the purchase, sale, resale, exchange, measurement, storage, transportation, and delivery of petroleum products and other goods and services; supply and PMPA franchise and trademark license agreements; purchases, sales and leases of tangible and intangible personal property; and all other contracts for the necessary and ordinary operation of the Corporation's business and facilities, except this authorization shall not include the power to alienate or encumber the real property of the Corporation, including any Division thereof;

"FURTHER RESOLVED: That the resolution adopted on July 1, 1987, setting forth the powers and authorities of the various elected officers of this Corporation is hereby rescinded."

This is to further certify that the foregoing resolution is still in full force and effect on this 16th day of August, 1991 and that the following gentlemen are presently serving in the capacities immediately following their names: R. N. Yammine, President; G. E. Buroker, Vice President, Operations; K. G. Nowe, Secretary; J. A. Evans, Assistant Secretary; G. W. Sendelbach, Assistant Secretary, and W. J. Boney, Assistant Secretary.

IN WITNESS WHEREOF, I have hereunto affixed my signature and the seal of the Company this 16th day of August, 1991.



John H. Nave
Secretary
Emro Marketing Company