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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2006 022153

2006 MAR 17 AM 9:27

MICHAELA BROWN
RECORDER

80904

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that **MARTIN OIL MARKETING, LTD.**, an Illinois limited partnership (Grantor), of Cook County, in the State of Illinois, quitclaims to **IP REAL ESTATE, LLC**, an Illinois limited liability company (Grantee), of Cook County, in the State of Illinois, and to its successors and assigns forever, for the sum of Ten Dollars (\$10) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, Indiana:

See Legal Description attached hereto as Exhibit "A".

Subject to any and all easements, agreements and restrictions of record.

Tax bills should be sent to the address indicated below.

Grantor certifies under oath that **no Indiana Gross Income Sales Tax** is due or payable in respect to the transfer made by this Quitclaim Deed.

In witness whereof, Grantor has executed this deed this 31 day of DECEMBER, 2005.

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

MARTIN OIL MARKETING, Ltd., an Illinois limited partnership

By: Martin Marketing Corporation, an Illinois corporation, its general partner.

By: Thomas Floyd
Thomas Floyd, Senior Vice President

[NOTARIAL ACKNOWLEDGEMENT ON FOLLOWING PAGE]



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Chicago Title Insurance Company

1588048_1

MAR 16 2006

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

005772

3/20/06

STATE OF ILLINOIS

COUNTY OF COOK

On this 31st day of December 2005, before me, the undersigned, a Notary Public in and for the State of Illinois, personally appeared Thomas Floyd, to me personally known, who, being duly sworn, did say that he is the Senior Vice President of Martin Marketing Corporation, General Partner of Martin Oil Marketing, Ltd., a limited partnership, executing the foregoing instrument, that the instrument was signed on behalf of the corporation as General Partner of Martin Oil Marketing, Ltd, a limited partnership, by authority of the corporation's board of directors, and that said officer acknowledged execution of the instrument to be the voluntary act and deed of the corporation and limited partnership by it and by the officer voluntarily executed.

Witness my hand and Notarial Seal this 31st day of December 2005

DONALD WATERLANDER
Printed Name of Notary Public

[Signature]
Signature of Notary Public

"OFFICIAL SEAL"
DONALD E. WATERLANDER
Notary Public, State of Illinois
My Commission Expires 11/22/07

This instrument prepared by: Duane P. Hagerty, Attorney at Law, Wildman, Harrold, Allen & Dixon, 225 West Wacker Drive, Suite 3000, Chicago, Illinois 60606-1229.

Return deed to: Duane P. Hagerty, Attorney at Law, Wildman, Harrold, Allen & Dixon, 225 West Wacker Drive, Suite 3000, Chicago, Illinois 60606-1229.

Send tax bills to: 4501 W. 127th, Suite C, Alsip, Illinois 60803.



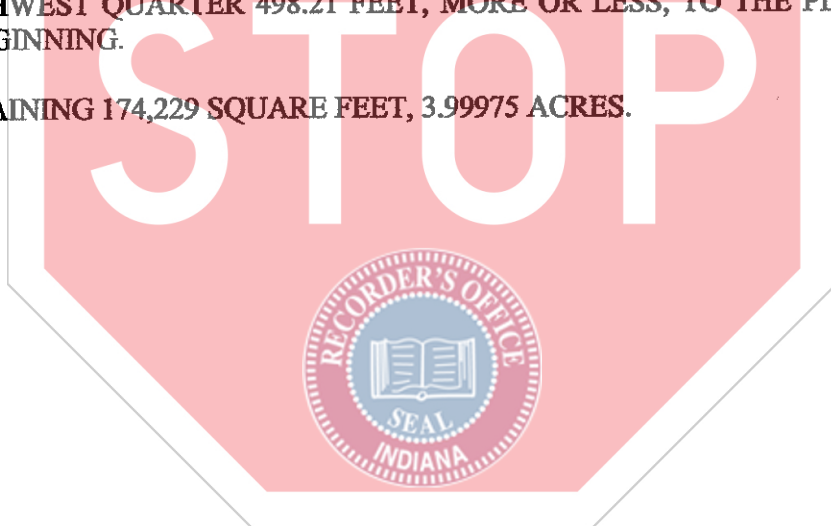
EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 8, WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF GARY, COUNTY OF LAKE, AND STATE OF INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 10 AT THE WEST LINE OF THE 60 FOOT STREET KNOWN AS VIRGINIA STREET IN SAID CITY; THENCE SOUTH ALONG SAID WEST LINE OF VIRGINIA STREET 348.82 FEET, MORE OR LESS, TO THE NORTH LINE OF LANDS CONVEYED BY GARY LAND COMPANY TO NEW YORK CENTRAL RAILROAD COMPANY BY DEED DATED JUNE 24, 1927, AND RECORDED IN THE OFFICE OF THE RECORDER OF SAID COUNTY IN BOOK 404, PAGE 41; THENCE WEST ALONG THE SAID NORTH LINE OF LANDS SO CONVEYED 500.09 FEET, MORE OR LESS, TO THE EAST LINE OF LANDS CONVEYED BY GARY LAND COMPANY TO CALUMET SUPPLY COMPANY BY DEED DATED JUNE 9, 1927, AND RECORDED IN BOOK 404, PAGE 263; THENCE NORTH ALONG THE SAID EAST LINE OF LANDS OF CALUMET SUPPLY COMPANY 253.04 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LANDS CONVEYED BY GARY LAND COMPANY TO WABASH RAILWAY COMPANY BY DEED DATED OCTOBER 3, 1907, AND RECORDED IN BOOK 136, PAGE 346; THENCE CONTINUING NORTH ALONG THE EAST LINE OF SAID LANDS OF WABASH RAILWAY COMPANY 96.11 FEET TO THE SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10; THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER 498.21 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

CONTAINING 174,229 SQUARE FEET, 3.99975 ACRES.



Declaration

This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers;
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.

