

3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2000 055197

2000 AUG -3 PM 12 3

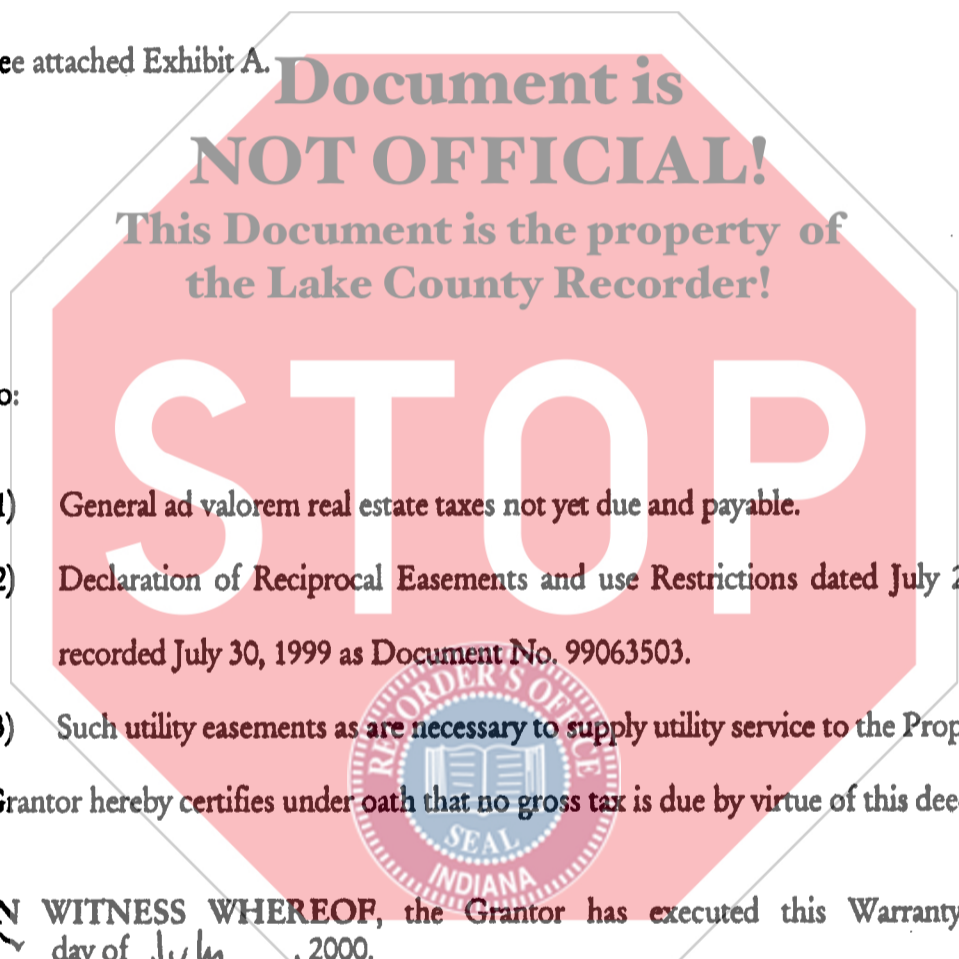
MORRIS W. CARTER
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, that INDIANA WAY VII, L.L.C., a Michigan limited liability company, of Ingham County, Michigan ("Grantor"), CONVEYS AND WARRANTS to WALGREEN CO., an Illinois corporation, of Cook County, Illinois ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, Indiana:

See attached Exhibit A.

00-09574



Subject to:

- (1) General ad valorem real estate taxes not yet due and payable.
- (2) Declaration of Reciprocal Easements and use Restrictions dated July 28, 1999 and recorded July 30, 1999 as Document No. 99063503.
- (3) Such utility easements as are necessary to supply utility service to the Property.

Grantor hereby certifies under oath that no gross tax is due by virtue of this deed.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 27th day of July, 2000.

Grantor:

INDIANA WAY VII, L.L.C.

HOLD FOR MERIDIAN TITLE CORP

By: Tom Gamsjaeger
Thomas J. Gamsjaeger

Iss: Manager
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

AUG 3 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR

00366

18⁰⁰
AC

By: [Signature]
Evert L. Foote
Its: Manager

STATE OF Michigan)
COUNTY OF Grand Traverse) ss

The foregoing instrument was acknowledged before me this 27TH day of July, 2000, by Thomas J. Gamsjaeger, Manager of Indiana Way VII, L.L.C., a Michigan limited liability company, on behalf of the company.

County of Residence Grand Traverse)
My Commission Expires: 04-26-01)
Notary Public Cynthia L. Vaughn
Printed: CYNTHIA L. VAUGHN

STATE OF MICHIGAN)
COUNTY OF GRAND TRAVERSE) ss

The foregoing instrument was acknowledged before me this 27TH day of July, 2000, by Evert L. Foote, Manager of Indiana Way VII, L.L.C., a Michigan limited liability company, on behalf of the company.

County of Residence Grand Traverse)
My Commission Expires: 4-26-01)
Notary Public Cynthia L. Vaughn
Printed: CYNTHIA L. VAUGHN

This Instrument Prepared By: Michael H. Rhodes, Attorney, Loomis, Evert, Parsley, Davis & Gotting, P.C., 1000 Capitol Avenue, Suite 1000, Lansing, Michigan 48933

Send Tax Statements To: Walgreen Co.
Tax Department
300 Wilmot Road
Deerfield, IL 60015

I:\MLF\ALLIANCE\Hammond\Warranty Deed.doc

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1: LOT 1 (EXCEPT THE WEST 10 FEET THEREOF), ALL OF LOTS 2 TO 15 INCLUSIVE, AND LOTS 44 TO 47 INCLUSIVE (EXCEPT THE WEST 10 FEET THEREOF) TOGETHER WITH THE EAST-WEST AND NORTH-SOUTH VACATED ALLEYS BETWEEN SAID LOTS IN BLOCK 1 (EXCEPT THE WEST 10 FEET OF THAT PORTION OF THE EAST-WEST VACATED ALLEY LYING BETWEEN LOTS 1 AND 47 THEREOF) OF LANE'S ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 88 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS ONE PARCEL AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 1 WHICH IS 10 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID BLOCK 1 A DISTANCE OF 240.43 FEET (241 FEET PER RECORD) TO A POINT ON THE NORTH LINE OF SAID LOT 44 WHICH IS 10 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EASTERLY A DISTANCE OF 275 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 1 A DISTANCE OF 240.75 FEET (241 FEET PER RECORD) TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 275 FEET TO THE POINT OF BEGINNING.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF RECIPROCAL EASEMENTS AND USE DATED JULY 28, 1999 AND RECORDED JULY 30, 1999 AS DOCUMENT NO. 99063503, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA FOR THE PURPOSE OF INGRESS AND EGRESS OVER (UNDER, ACROSS, ETC.) THE LAND DESCRIBED AS FOLLOWS: ALL OF LOTS 16 TO 29 INCLUSIVE, AND LOTS 30 TO 43 INCLUSIVE (EXCEPT THE WEST 10 FEET THEREOF) TOGETHER WITH THE VACATED ALLEY BETWEEN SAID LOTS IN BLOCK 1 OF LANE'S ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 88 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED IN ONE PARCEL AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID 43 WHICH IS 10 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH PARALLEL TO THE WEST LINE OF BLOCK 1 A DISTANCE OF 359.10 FEET (360 FEET PER RECORD) TO THE A POINT ON THE NORTH LINE OF SAID LOT 30 WHICH IS 10 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE NORTH LINE OF BLOCK 1, A DISTANCE OF 275 FEET TO THE NORTHEAST CORNER OF SAID LOT 29; THENCE SOUTH ALONG THE EAST LINE OF BLOCK 1 A DISTANCE OF 359.60 FEET (360 FEET PER RECORD) TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE WESTERLY 275 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PORTION OF LOT 30 CONVEYED TO THE CITY OF HAMMOND BY WARRANTY DEED RECORDED JUNE 12, 1997 AS DOCUMENT NO. 97038048).