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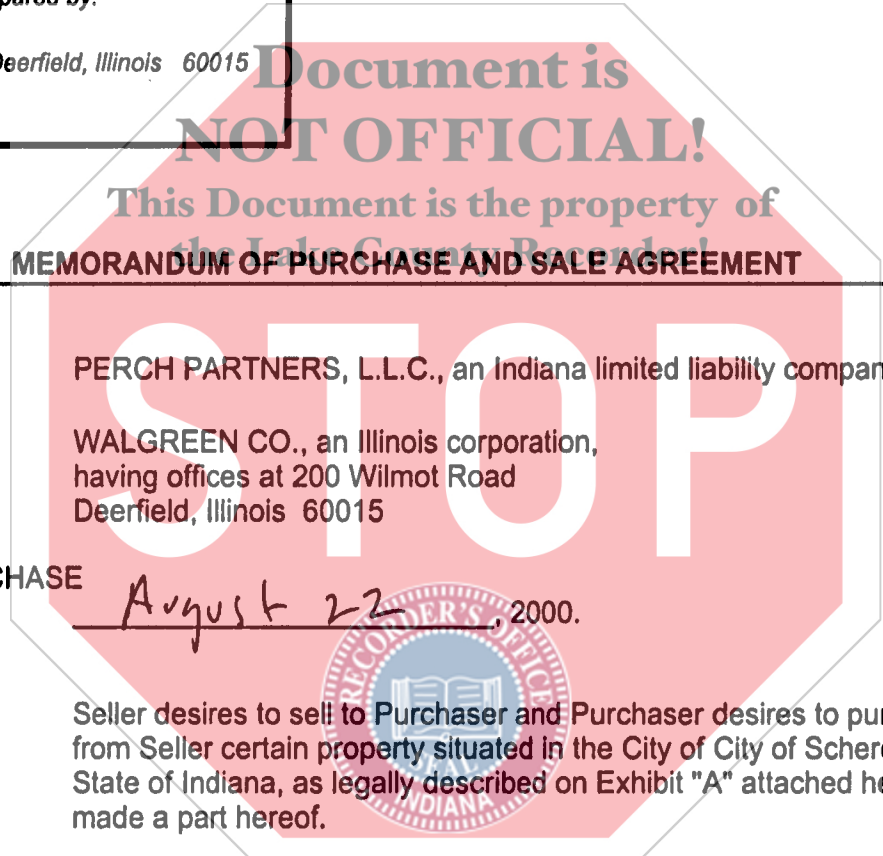
Chicago Title Insurance Company

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STATE OF INDIANA  
LAKE COUNTY  
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2000 AUG 28 AM 10:14  
NOTARY PUBLIC

RETURN RECORDED INSTRUMENT TO:  
**WALGREENS**  
Attn: Mary Dahl  
200 Wilmot Road, Deerfield, Illinois 60015  
  
*This Instrument Prepared by:*  
Matthew S. Moran  
200 Wilmot Road, Deerfield, Illinois 60015



MEMORANDUM OF PURCHASE AND SALE AGREEMENT

**SELLER:** PERCH PARTNERS, L.L.C., an Indiana limited liability company  
**PURCHASER:** WALGREEN CO., an Illinois corporation, having offices at 200 Wilmot Road Deerfield, Illinois 60015  
**DATE OF PURCHASE AND SALE AGREEMENT** August 22, 2000.  
**PREMISES** Seller desires to sell to Purchaser and Purchaser desires to purchase from Seller certain property situated in the City of Schererville, State of Indiana, as legally described on Exhibit "A" attached hereto and made a part hereof.  
**CLOSING DATE:** Closing shall occur thirty (30) days after all the conditions and requirements set forth in that certain Purchase and Sale Agreement of even date hereof have been met.

This Memorandum of Purchase and Sale Agreement is made and executed by the parties hereto for the purpose of recording the same in the Office Of The Public Records Lake County, Indiana, and is subject in each and every respect to the terms of the aforesaid Purchase and Sale Agreement, and the Memorandum of Purchase and Sale Agreement is executed and delivered with the understanding and agreement that the same shall not in any manner or form whatsoever, alter, modify or vary the terms, covenants and conditions of the aforesaid Purchase and Sale Agreement.

FILED

AUG 23 2000

PETER BENJAMIN  
LAKE COUNTY AUDITOR

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IN WITNESS WHEREOF the parties cause this agreement to be executed as of the day and year first above.

SELLER

PURCHASER

PERCH PARTNERS, L.L.C., an Indiana liability company

WALGREEN CO., an Illinois corporation

By: [Signature]  
Its: President

By: [Signature]  
Its: Vice President

Witnesses:

Terry Woods  
Print Name: TERRY WOODS

Jackie Dawson  
Print Name: JACKIE DAWSON

Terry Keenan-Kloepfer  
Print Name: Terry Keenan-Kloepfer

[Signature]  
Print Name: L M Martin

STATE OF INDIANA )  
~~STATE OF MICHIGAN~~ )  
COUNTY OF LAKE ) SS



Before me, Dayna L. Gouwens, a Notary Public, on this day personally appeared John M. Peterman, the Manager of PERCH PARTNERS, L.L.C., an Indiana limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that the same was the act of said partnership, and that he executed the same as the act of such partnership for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22nd day of August, 2000.

Dayna L. Gouwens  
Notary Public  
Print Name Dayna L. Gouwens

My Commission Expires: 5/11/2007  
My Resident County: LAKE



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

That part of the Northwest quarter of Section 16, Township 35 North, Range 9 West of the Second Principal Meridian, described as beginning on the South line of the Northwest quarter of the Northwest quarter of said Section 16, 675.57 feet East of the Southwest corner thereof; thence North 02 degrees, 23 minutes, 19 seconds East, a distance of 224.26 feet to the Southerly right-of-way line of U.S. Route No. 30; thence South 87 degrees, 38 minutes, 46 seconds East along said Southerly right-of-way line of U.S. Route No. 30, a distance of 270.50 feet; thence South 02 degrees, 23 minutes, 19 seconds West, a distance of 315.09 feet; thence North 86 degrees, 40 minutes, 13 seconds West, a distance of 270.54 feet; thence North 02 degrees, 23 minutes, 19 seconds East a distance of 86.22 feet to the point of beginning, all in Lake County, Indiana, containing 1.942 acres.

