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Prepared By: Lorne O. Liechty, Esq. Liechty & McGinnis, P.C. 7502 Greenville Avenue, Suite 750 Dallas, Texas 75231

Doc#: 0708541133 Fee: \$32.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 03/26/2007 02:57 PM Pg: 1 of 5

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Otten, Johnson, Robinson, Neff & Ragonetti, P.C. 950 17th Street, Suite 1600 Denver, Colorado 80202 Attention: Frank L. Robinson, Esq.

Name and Address of Taxpayer:

CVS Corporation One CVS Drive Woonsocket, Rhode Island 02385 Property Admir stration Dept. Store No. 8751

SPECIAL WARRANTY DEED (FEE)

HIGHLAND PARK CVS, L.L.C., 21 Illinois limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DCLDARS (\$10.00) in hand paid to Grantor by SCP 2006-C23-032 LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 252 Clayton Street, Fourth Floor, Denver, Colorado 80206, and for exper good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, i as GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL, and CONVEY, unto Grantee that certain tract of real property located in Cook County, Illinois, as more particularly described on Example 1 attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all easements, rights, interests and appurtenances appertaining thereto, and any and all of the buildings, in provements and fixtures located thereon (said real property, together with any and all of the related o'all'ings, improvements, fixtures, easements, rights, interests and appurtenances belonging or appertaining thereto, being herein collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, ao inistrators, legal representatives, successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided, that this conveyance and the warranty of Grantor herein contained are subject to those matters set forth in Exhibit B attached hereto and made a part hereof.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]









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IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on this 9th day of November, 2006.

GRANTOR:

HIGHLAND PARK CVS, L.L.C., an Illinois limited liability company

By:_

Robert T. Marcello, Vice President

STATE OF RHODY ISLAND

SS.

COUNTY OF PROVIDENCE.

hereby certify that on this day personally appeared Robert T. Marcello, known to me to be the person whose name is subscribed to the foregoing instrument dated as of November__, 2006, who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

day o

2006.

Notary Public

Mary Alice Kleiber
Notary Public

Notary Public
State of Rhode Island

My Commission Expires:

My €ommission Expires 03/07/2008

[Notarial Seal]

City of Chicago

Dept. of Revenue

498930

Trar

Real Estate

Transfer Stamp

\$41,152.50

03/26/2007 10:22 Batch 07289 80

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EXHIBIT A

Legal Description

| Permanent Index Number: | |
|----------------------------|--------------------------------------|
| Common Address of Property | 4051 N. Lincoln Chicago, Illinois |

40. Chicas 4051 N. Lincoln

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Store No. 8751 Chicago, IL

EXHIBIT A

LEGAL DESCRIPTION

That part of Block 12 in William B. Ogden's Subdivision of the Southwest quarter of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at the point of intersection of the Westerly line of Robey Street (also known as Damen Ayone) with the South line of Belle Plaine Avenue; thence South 225 feet along the West line of said Robey Street (also known as Damen Avenue); thence West on a line perpendicular to the Westerly line of Robey Street and parallel to said Belle Plaine Avenue to the East line of Lincoln Avenue; thence North along the East line of Lincoln Avenue to the South line of Belle Plaine Avenue; thence East on said South line of Belle Plaine Avenue to the point of beginning, being the North 225 feet of said Block measured along the Westerly line of Robey A stion

Column Street from a point in its in erjection with the South line of Belle Plaine Avenue, all in Cook County, Illinois.

APN: 14-18-328-001

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Store #8751 Chicago, IL

EXHIBIT B

PERMITTED EXCEPTIONS

- 1. Real estate taxes for the year 2006, a lien not due or payable.
- Party Wall rights of the owners of the property South and adjoining the land, as 2. esteclished by Agreement dated February 10, 1925, as disclosed by Affidavit recorded April 24, 1967 as Document No. 20117976, and the terms, covenants, and provisions as contained therein.

y 67 as serein.

Of Cook County Clark's Office