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8/45/0072 02 001 Page 1 of 5
1998-12-16 13:00:29
Cook County Recorder 29.50

**SPECIAL WARRANTY DEED
(ILLINOIS)**

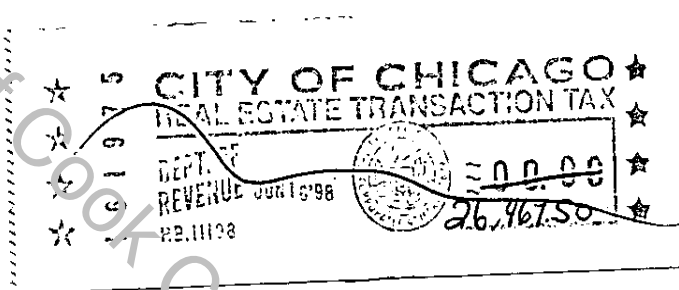


This Document Prepared by:

Liechty & McGinnis, P.C.
10440 N. Central Expressway
Suite 1100
Dallas, Texas 75211
Attn: Lorne O. Liechty

RECORDER'S STAMP

Store # 4152
Mobile Ave., Chicago, IL



LTIC 98-12092

BOND DRUG COMPANY OF ILLINOIS, an Illinois corporation ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by WEC 98F-9 LLC, a Delaware limited liability company ("Grantee"), whose mailing address is c/o River Islands Land Company, 33 North Front Street, Ria Vista, California 94571, Attention: Bill D'Amico, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has 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 Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and any and all of the improvements located thereon (said real property, together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being herein collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, 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 to the extent

valid and enforceable and still applicable to the Property, but nothing herein shall be deemed to revive any of the matters described on said Exhibit B.

IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on this 8th day of December, 1998.

GRANTOR:

BOND DRUG COMPANY OF ILLINOIS,
an Illinois corporation

By: [Signature]
Allan M. Resnick, Vice President

Attest:

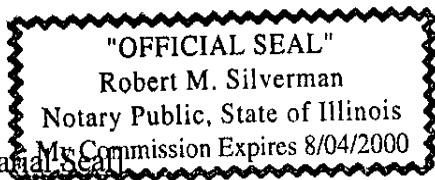
By: [Signature]
Title: Robert E. Kating, ASST. SECRETARY



STATE OF ILLINOIS §
COUNTY OF LAKE §

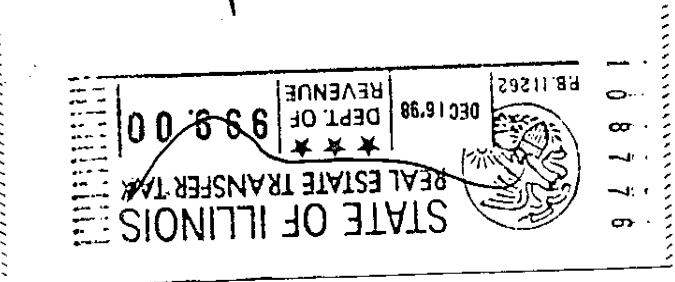
I, Robert M. Silverman, a Notary Public in and for the State and County aforesaid, hereby certify that on this day personally appeared Allan M. Resnick, as Vice President of Bond Drug Company of Illinois, an Illinois corporation, known to me to be the person whose name is subscribed to the foregoing instrument dated December 8, 1998, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of December 1998.



[Signature]
Notary Public

My Commission Expires:



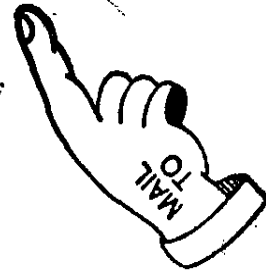
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Please mail subsequent tax bills to:
Bond Drug Company of Illinois
c/o Walgreen Co.
300 Wilmot Road, Mail Stop #3101
Deerfield, Illinois 60015
Attention: Tax Dept.

After recording, please return this document to:
Weller & Drucker, LLP
Embarcadero Center West
275 Battery Street, 27th Floor
San Francisco, California 94111
Attention: Lou Weller, Esq.

WOLVWALGREENCLOSING4152.DED



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
DEC 16 '98
999.00
PB. 11262
108777

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP DEC 16 '98
p.b. 11425
999.00
081816

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP DEC 16 '98
p.b. 11425
765.50
081817

STORE NO. 4152
CHICAGO, IL

EXHIBIT A

Lots 8, 9, 10, 11, and 12 in Block 45 in A. Gale's Subdivision of the Southeast Quarter of Section 31 and the Southwest Quarter of Section 32, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same premises acquired by Bond Drug Company of Illinois, an Illinois corporation, from North & Mobile, L.L.C., a Nebraska limited liability company, by Warranty Deed dated December 10, 1997, filed as Doc. No. 97944127 in the Cook County Records.

Tax Parcel No. 13-32-315-029

Premises Address: North Avenue and Mobile Avenue
1606 North Mobile Avenue
Chicago, Illinois

WOLVERIN\WALGREEN\TITLE\4152.EXA

Cook County Clerk's Office

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STORE NO. 4152
CHICAGO, IL

EXHIBIT B

None

WOLVERINWALCRENTITLE4152.EXB

Property of Cook County Clerk's Office