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SPECIAL WARRANTY DEED

THIS INDENTURE, made this
21st day of Nov A.D. 1996 between

TACO BELL CORP.

96918052

a corporation created and existing under and by virtue of the laws of the State of California and duly authorized to transact business in the State of Illinois, party of the first part, and

DEPT-D1 RECORDING \$31.00
T#0012 TRAN 3265 12/04/96 14:23:00
#4252 # DT *-96-918052
COOK COUNTY RECORDER

McGUE FAMILY, L.L.C.,
an Illinois limited liability company

, party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors, of said corporation has, and by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, its successors and assigns, **FOREVER**, all the following described lot(s), piece or parcel(s), of land, situate in the County of Cook, State of Illinois known and described to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, heirs and assigns forever,

and the said party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the said party of the second part, heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

Permanent Index Number: 23-02-302-059-0000
23-02-302-061-0000

BOX 333-CTI

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76-20-870

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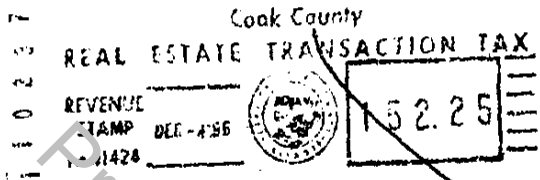
In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its Atty in Fact President, and attested by its Asst Secretary, this 25th day of November 1996.

TACO BELL CORP. a California corporation

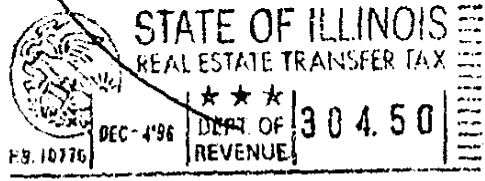
BY [Signature] President

Bryce Shirley
Attorney-in-Fact

ATTEST [Signature] Asst. Secretary

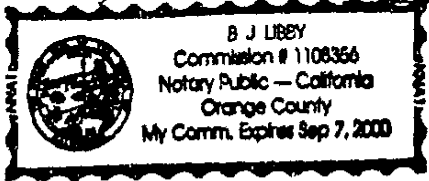


STATE OF CALIFORNIA)
COUNTY OF ORANGE)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Laurence Grich Asst Secy personally known to me to be the President of the aforesaid corporation, and R Bryce Shirley personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such R Bryce Shirley Asst President and Asst Secretary, they signed and delivered the said instrument as Atty in Fact President and Asst Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors Taco Bell Corp., of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 25th day of November, A.D. 1996.



[Signature]
NOTARY PUBLIC

Return to: Krass Monroe Schmidt Moxness & Gibson, P.A.
Suite 1100, Southpoint Office Center
1650 West 82nd Street
Bloomington, MN 55431-1447

Tax bills to: Shamrock TBC, Inc.
120 East Ogden Avenue, Ste. 20
Hinsdale, IL 60521
Attn: Steve McGue

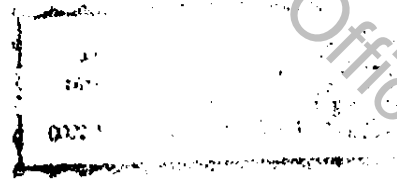
Prepared By: Taco Bell Corp.
17901 Von Karman
Irvine, CA 92714

Property Address: 8760 West 95th Street, Hickory Hills, IL 60457

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Exhibit "A"

PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH EIGHT ACRES OF THE SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, 50 FEET EAST OF THE WEST LINE OF SAID SECTION 2; THENCE EAST ALONG THE SAID SOUTH LINE OF THE NORTH EIGHT ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF THE SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THENCE SOUTH ALONG THE SAID EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 223.53 FEET TO A POINT IN THE NORTH LINE OF THE PROPERTY CONVEYED TO THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS OF THE STATE OF ILLINOIS BY DEED RECORDED OCTOBER 24, 1939, AS DOCUMENT NO. 12387124 SAID POINT ALSO BEING 44.76 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 2 AS MEASURED ALONG SAID EAST LINE; THENCE WEST ALONG THE NORTH LINE OF SAID PROPERTY CONVEYED BY DOCUMENT 12387124 A DISTANCE OF 105.48 FEET TO A POINT; THENCE NORTH ALONG LINE 105.48 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 143.74 FEET TO A LINE 80 FEET SOUTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF THE NORTH EIGHT ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE A DISTANCE OF 174.95 FEET TO A LINE 50 FEET EAST OF AND PARALLEL WITH THE SAID WEST LINE OF SECTION 2; THENCE NORTH ALONG LAST DESCRIBED PARALLEL LINE A DISTANCE OF 80 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 105.48 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT THAT PART OF SAID PREMISES CONVEYED TO DEPARTMENT OF PUBLIC WORKS AND BUILDINGS OF STATE OF ILLINOIS BY DEED RECORDED OCTOBER 24, 1939 AS DOC NUMBER 12387124 AND DESCRIBED AS FOLLOWS: THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION (EXCEPT THAT PART IF ANY PREVIOUSLY DEDICATED FOR HIGHWAY PURPOSES) LYING SOUTH & WEST OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION, THENCE NORTH ALONG THE WEST LINE OF SECTION 2, A DISTANCE OF 93.96 FEET FOR A PLACE OF BEGINNING, THENCE EAST AT RIGHT ANGLES TO SAID WEST LINE OF SAID SECTION, A DISTANCE OF 50 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONVEX TO THE SOUTHWEST WITH A RADIUS OF 50 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 78.54 FEET TO A POINT ON A LINE TANGENT TO SAID CURVE, SAID POINT BEING 44.16 FEET NORTH OF MEASURED AT RIGHT ANGLES AT THE SOUTH LINE OF SAID SECTION, THENCE EASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 230.45 FEET MORE OR LESS TO A POINT IN THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AFORESAID, SAID POINT BEING 44.76 FEET NORTH OF MEASURED AT RIGHT ANGLES TO SAID SECTION AFORESAID) AND (EXCEPT THE NORTH 8 ACRES OF SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE

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NORTHWEST 1/4 OF SAID SECTION 2 AFORESAID) ALL IN COOK COUNTY, ILLINOIS

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POWER OF ATTORNEY

TACO BELL CORP.

KNOW ALL MEN BY THESE PRESENTS, that I, Laurence Gerich, the undersigned Assistant Secretary of Taco Bell Corp., a California corporation ("Taco Bell"), located at 17901 Von Karman, Irvine, County of Orange, California, do hereby constitute and appoint R. Bryce Shirley a true and lawful attorney-in-fact for Taco Bell and in its name, place and stead and on its behalf:

To execute and deliver on behalf of Taco Bell documents and instruments in connection with the transaction contemplated by that certain Agreement for Purchase and Sale of Certain Assets and Franchises dated as of November 21, 1996, by and among Taco Bell of California, Inc., a California corporation, Taco Bell Royalty Company, a California corporation, and Taco Bell, on the one hand, and Shamrock TBC, Inc., an Illinois corporation, McGue Family, L.L.C., an Illinois limited liability company, and Stephen C. McGue, on the other hand, including but not limited to deeds and other documents conveying interests in and to the real estate affected by such transaction.

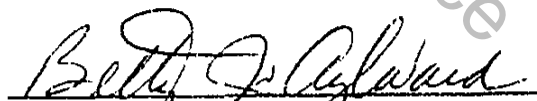
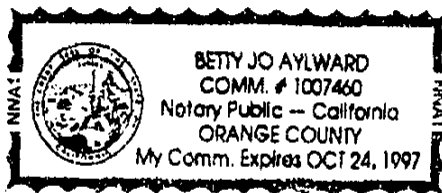
The rights and powers granted herein shall be in full force and effect on November 20, 1996 and shall expire December 31, 1996.

Dated: November 20, 1996



Laurence Gerich
Assistant Secretary

Sworn and subscribed to me this 20th day of November, 1996.



Notary Public in and for the
County of Orange, California

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AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS

COUNTY OF COOK } SS.

Bryce Shirley

, being duly sworn on oath, states that

he resides at 17901 Von Karmin, Lawrence, CA. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

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THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of _____ County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

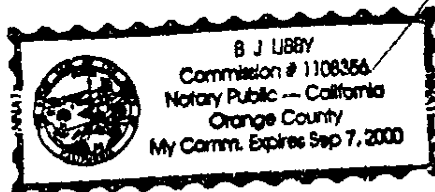
Taco Bell Corp.,
a California corporation

Bryce Shirley
Attorney-in-Fact

SUBSCRIBED AND SWORN to before me

this 25 day of Nov, 19 96.

B. Kelley
Notary Public



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