

**This Instrument Prepared by:**

Piper Marbury Rudnick & Wolfe  
203 North LaSalle Street  
Chicago, Illinois 60601  
Attn: Alison M. Mitchell, Esq.



**After Recording, Return to:**

Adam Berman  
Great Lakes REIT, L.P.  
823 Commerce Drive  
Suite 300  
Oak Brook, Illinois 60523

**LIMITED WARRANTY DEED**

**THIS INDENTURE WITNESSETH**, that General Electric Credit Equities, Inc., a Delaware corporation of 209 West Jackson Boulevard, Suite #200, Chicago, Illinois 60606 ("**Grantor**"), GRANTS, BARGAINS, SELLS and CONVEYS with limited warranty covenants to Great Lakes REIT, L.P., a Delaware limited partnership for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Cook County, Illinois (hereinafter called the "**Real Estate**"): 6  
B

**SEE ATTACHED EXHIBIT "A"**

**TO HAVE AND TO HOLD** the Real Estate to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Real Estate is free of any encumbrance made or suffered by said Grantor except as listed on **Exhibit "B"** attached hereto, and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other.

**IN WITNESS WHEREOF**, Grantor has executed this Limited Warranty Deed this 1st day of August, 2000.

General Electric Credit Equities, Inc., a  
Delaware corporation

By: Marcia Matalon May  
Name: Marcia Matalon May  
Its: Authorized Signatory

52934  
VILLAGE OF SCHAUMBURG  
DEPT. OF FINANCE REAL ESTATE  
AND ADMINISTRATION TRANSFER TAX  
DATE 11/31/00  
AMT. PAID 9580.00

BOX 333-CTI

7861639 Tieren D1 222

UNOFFICIAL COPY

COOK CO. NO. 018  
3 0 7 3 1 2

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

AUG 1 '00 DEPT. OF REVENUE

999.00

P.B. 10686

COOK CO. NO. 018  
3 0 7 3 1 3

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

AUG 1 '00 DEPT. OF REVENUE

999.00

P.B. 10686

COOK CO. NO. 018  
3 0 7 3 1 4

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

AUG 1 '00 DEPT. OF REVENUE

999.00

P.B. 10686

COOK CO. NO. 018  
3 0 7 3 1 5

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

AUG 1 '00 DEPT. OF REVENUE

999.00

P.B. 10686

COOK CO. NO. 018  
3 0 7 3 1 6

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

AUG 1 '00 DEPT. OF REVENUE

999.00

P.B. 10686

COOK CO. NO. 018  
3 0 7 3 1 7

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

AUG 1 '00 DEPT. OF REVENUE

999.00

P.B. 10686

COOK CO. NO. 018  
3 0 7 3 1 8

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

AUG 1 '00 DEPT. OF REVENUE

999.00

P.B. 10686

COOK CO. NO. 018  
3 0 7 3 1 9

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

AUG 1 '00 DEPT. OF REVENUE

999.00

P.B. 10686

COOK CO. NO. 018  
3 0 7 3 1 8

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

AUG 1 '00 DEPT. OF REVENUE

999.00

P.B. 10686

COOK CO. NO. 018  
3 0 7 3 2 0

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

AUG 1 '00 DEPT. OF REVENUE

999.00

P.B. 10686

COOK CO. NO. 018  
3 0 7 3 2 1

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

AUG 1 '00 DEPT. OF REVENUE

609.00

P.B. 10686

1 5 4 1 0 9

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP AUG-1'00

999.00

P.B. 11424

1 5 4 1 1 0

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP AUG-1'00

999.00

P.B. 11424

1 5 4 1 1 1

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP AUG-1'00

999.00

P.B. 11424

1 5 4 1 1 2

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP AUG-1'00

999.00

P.B. 11424

1 5 4 1 1 3

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP AUG-1'00

804.00

P.B. 11424

00586414

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00586414

STATE OF ILLINOIS           )  
  )  
COUNTY OF COOK            )

This instrument was acknowledged before me on the 1st day of August, 2000 by Marcia Matalon May, Authorized Signatory of General Electric Credit Equities, Inc., a Delaware corporation, on behalf of said corporation.



Nancy G. Tramutola  
Notary Public in and for  
the State of Illinois

Printed Name: Nancy G. Tramutola

My commission expires:

4/8/2001

Send subsequent tax bills to:

Great Lakes, REIT, L.P.  
823 Commerce Drive  
Suite 300  
Oak Brook, Illinois 60523  
Attention: CFO  
PIN Nos.: 07-12-101-017 & 07-12-101-018

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EXHIBIT "A"

00586414

## Identification of the Real Estate

### PARCEL 1:

LOTS 4 AND 5 IN WALDEN INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE NORTH ½ OF SECTION 12, BOTH IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

AN EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 (IF AND TO THE EXTENT EFFECTIVE) AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS RECORDED MARCH 28, 1980 AS DOCUMENT 25406331, FOR INGRESS, EGRESS, DRAINAGE AND ACCESS TO UTILITIES AS SPECIFIED THEREIN, ALL AS CONTAINED WITHIN WALDEN INTERNATIONAL SUBDIVISION.

### PARCEL 3:

AN EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 13, 1983 AS DOCUMENT 26640290 FOR UNDERGROUND GENERAL UTILITY PURPOSES AND INGRESS AND EGRESS, AS SPECIFIED THEREIN, ALL AS CONTAINED WITHIN WALDEN INTERNATIONAL SUBDIVISION.

Real Estate Address: 1920-1930 Thoreau Drive, Schaumburg, Illinois 60173

PIN Nos.: 07-12-101-017 & 07-12-101-018

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## EXHIBIT "B"

### Identification of Excepted Encumbrances

1. COVENANTS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF PROTECTIVE COVENANTS WALDEN INTERNATIONAL EXECUTED BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1973 AND KNOWN AS TRUST NUMBER 45533, AND AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 6, 1973 AND KNOWN AS TRUST NUMBER 46592, DATED MARCH 17, 1980 AND RECORDED MARCH 28, 1980 AS DOCUMENT 25406331 AS MODIFIED AND EXTENDED FROM TIME TO TIME.
2. EASEMENTS FOR STORM WATER DRAINAGE AND RETENTION, INGRESS AND EGRESS AND UTILITIES, AS ESTABLISHED BY DECLARATION OF PROTECTIVE COVENANTS DATED MARCH 17, 1980 AND RECORDED MARCH 28, 1980 AS DOCUMENT 25406331.
3. TERMS, PROVISIONS AND CONDITIONS REGARDING A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ACROSS AND UPON THE LAND FOR THE PURPOSE OF PEDESTRIAN INGRESS AND EGRESS AND THE MAINTENANCE, REPAIR, RECONSTRUCTION AND RESTORATION OF A SIDEWALK ON THE REAL ESTATE CREATED BY GRANT RECORDED JUNE 13, 1983 AS DOCUMENT 26640290.
4. EASEMENT RESERVED ON THE PLAT FOR PUBLIC UTILITIES AND FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, WIRES AND LINES OVER THOSE AREAS SHOWN BY DOTTED LINES MARKED UTILITY ON SAID PLAT RECORDED JANUARY 30, 1980 AS DOCUMENT 25342431 AS MODIFIED BY PLAT OF EASEMENT VACATION AND RELEASE RECORDED JUNE 28, 1985 AS DOCUMENT 85081761.
5. EASEMENT OVER THE AREA AS SHOWN BY DOTTED LINES FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN BY DOTTED LINES ON THE PLAT OF SUBDIVISION RECORDED JANUARY 30, 1980 AS DOCUMENT 25342431 AS MODIFIED BY PLAT OF EASEMENT VACATION AND RELEASE RECORDED JUNE 28, 1985 AS DOCUMENT 85081761.

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6. EASEMENT OVER THE AREA AS SHOWN BY DOTTED LINE FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO THE NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN BY DOTTED LINES ON THE PLAT OF SUBDIVISION RECORDED JANUARY 30, 1980 AS DOCUMENT 25342431 AS MODIFIED BY PLAT OF EASEMENT VACATION AND RELEASE RECORDED JUNE 28, 1985 AS DOCUMENT 85081761.
7. EASEMENT GRANTED TO THE CABLENET OF ILLINOIS INCORPORATED, THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, THE NORTHERN ILLINOIS GAS COMPANY AND THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AS SHOWN BY PLAT OF EASEMENT DEDICATION RECORDED JANUARY 28, 1985 AS DOCUMENT 85081762.
8. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENTS DESCRIBED IN EXHIBIT A ATTACHED HERETO CONTAINED IN THE INSTRUMENTS CREATING SAID EASEMENTS.  
  
(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS.
9. THE RIGHTS OF LESSEES UNDER UNRECORDED LEASES, AND ALL RIGHTS OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.