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1195/0213 10 001 Page 1 of 8
2000-01-13 14:30:16
Cook County Recorder 35.00



7840 349 DI L. WELLS

SPECIAL WARRANTY DEED
Individual to Corporation
Illinois

THIS INDENTURE, made as of the 7th day of January, 2000 between **GERALD LEE NUDO, LAURENCE H. WEINER, LAWRENCE A. DEBB and JOHN J. KOSICH**, (Collectively the "Grantors") to and in favor of **2305 ENTERPRISE DRIVE, L.L.C.**, a Delaware limited liability company, whose address is c/o Prime Group Realty Trust, 77 West Wacker Drive, Suite 3900, Chicago, Illinois 60601 (the "Grantee"),

WITNESSETH, that the Grantors, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents do **REMSISE, RELEASE, ALIEN AND CONVEY** unto the Grantee and to its heirs and assigns, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and by this reference made a part hereof, together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise 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 Grantors, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantors, for themselves, and their successors, do covenant, promise and agree, to and with Grantee, its successors and assigns, that they have 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 them, they **WILL WARRANT AND DEFEND**, subject to the matters set forth in Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantors have caused their hands and seal to be hereto affixed, and have caused their name to be signed to these presents the day and year first above written.

Gerald Lee Nudo
Gerald Lee Nudo
Laurence H. Weiner
Laurence H. Weiner
Lawrence A. Debb
Lawrence A. Debb
John J. Kosich
John J. Kosich

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE
Village of Westchester
C. Q. Halerman 1/6/00

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK)

Cook County
147133 REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN 15 '00
p.a. 11424

880.00

I, Margaret A. Herron, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gerald Lee Nudo, Laurence H. Weiner, Lawrence A. Debb and John J. Kosich, who are 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 acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 7th day of January, 2000.

Margaret A. Herron
Notary Public

"OFFICIAL SEAL"
MARGARET A. HERRON
Notary Public State of Illinois
My Commission Exp. 09/15/2002

This instrument was prepared by:

Attention: Arnold Weinberg, Esq.
KATZ RANDALL WEINBERG & RICHMOND
333 West Wacker Drive
Suite 1800
Chicago, Illinois 60606
File No. 04522.07000

AFTER RECORDING RETURN TO:

Mr. Heath Fear
Prime Group Realty, L.P.
77 W. Wacker Drive
Suite 3900
Chicago, IL 60601

STATE OF ILLINOIS
STATE TAX
JAN. 12.00
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000007737

0398245
FP326660

STATE OF ILLINOIS
STATE TAX
JAN. 12.00
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000008856

0481755
FP326669

Cook County
147132 REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN 15 '00
p.a. 11424

880.00

Cook County
147133 REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN 15 '00
p.a. 11424

880.00

Cook County
147134 REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN 15 '00
p.a. 11424

880.00

Cook County
147135 REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN 15 '00
p.a. 11424

880.00

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EXHIBIT A

PROPERTY DESCRIPTION

Parcel 1:

The Southerly 75.50 feet of Lot 1 in Enterprise Centre subdivision, being a subdivision of part of the Northeast ¼ of Section 30, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded on August 4, 1989 as Document 89357915, in Cook County, Illinois.

Parcel 2:

Lot 2 in Enterprise Centre subdivision, being a subdivision of part of the Northeast ¼ of Section 30, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded on August 4, 1989 as Document 89357915 (except 'Tract A', 'Tract B', 'Tract C' and 'Tract D'), described as follows:

Exception Tract A:

The Southerly 67.00 feet of the westerly 201.39 feet (as measured the southerly line) of Lot 2 in Enterprise Centre subdivision, being a subdivision of part of the Northeast ¼ of Section 30, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded on August 4, 1989 as Document 89357915;

Exception Tract B:

The Southerly 67.00 feet of the easterly 254.08 feet (as measured along the southerly line) of Lot 2 in Enterprise Centre subdivision, being a subdivision of part of the Northeast ¼ of Section 30, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded on August 4, 1989 as Document 89357915;

Exception Tract C:

The Northerly 32.50 feet of the Westerly 217.00 feet of Lot 2 in Enterprise Centre subdivision, being a subdivision of part of the Northeast ¼ of Section 30, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded on August 4, 1989 as Document 89357915;

Exception Tract D:

The Northerly 32.50 feet of the Easterly 205.83 feet (as measured along the Northerly line) of Lot 2 in Enterprise Centre subdivision, being a subdivision of part of the Northeast ¼ of Section 30, Township 39 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded on August 4, 1989 as Document 89357915) all in Cook County, Illinois.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for 1999 and subsequent years not yet due and payable.
2. Existing unrecorded leases in favor of the following, as tenants only with no purchase rights, and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees:

Thyssen Elevator Company f/k/a Dover Elevator
Pagemart Wireless
Unicom Energy Services

3. A 25 FOOT BUILDING LINE OVER THE EAST LINE OF LOT 2 AS SHOWN ON THE PLAT OF ENTERPRISE CENTRE SUBDIVISION RECORDED AUGUST 4, 1989 AS DOCUMENT 89357915, AND AS SHOWN ON SURVEY DATED NOVEMBER 23, 1999 MADE BY GREMLEY & BIEDERMANN, INC., ORDER NO. 992551.

(AFFECTS PARCEL 2)

4. A 40 FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE WEST LINE OF LOT 2 AS PER DOCUMENT 13281647 AND AS SHOWN ON THE PLAT OF ENTERPRISE CENTRE SUBDIVISION, RECORDED AUGUST 4, 1989 AS DOCUMENT 89357915 AND AS SHOWN ON SURVEY DATED NOVEMBER 23, 1999 MADE BY GREMLEY & BIEDERMANN, INC., ORDER NO. 992551.

(AFFECTS PARCEL 2)

5. A 19-FOOT WIDE PUBLIC EASEMENT FOR STORM SEWER AS SHOWN ON THE PLAT OF ENTERPRISE CENTRE SUBDIVISION RECORDED AUGUST 4, 1989 89357915 AND AS SHOWN ON SURVEY DATED NOVEMBER 23, 1999 MADE BY GREMLEY & BIEDERMANN, INC., ORDER NO. 992551.

(AFFECTS PARCEL 2)

6. GRANT OF EASEMENT RECORDED NOVEMBER 20, 1981 AS DOCUMENT 26065905 AND AS CONTAINED IN GRANT OF EASEMENT RECORDED DECEMBER 17, 1981 AS DOCUMENT 26087773, BETWEEN CENTRAL NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1979 AND KNOWN AS TRUST NUMBER 410, GRANTOR AND THE VILLAGE OF WESTCHESTER, GRANTEE, FOR A PERMANENT ROADWAY AND FOR A PERMANENT WATER LINE; THE GRANTOR DOES HEREBY GRANT, ASSIGN AND SET OVER TO THE GRANTEE THE FOLLOWING EASEMENTS:

EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 35.00 FEET, AND THE SOUTH 50.00 FEET (EXCEPT THE EAST 130.00 FEET THEREOF) OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DEDICATED FOR HIGHWAY PURPOSES, ALL IN COOK COUNTY, ILLINOIS.

A PERMANENT EASEMENT FOR A WATER MAIN OVER AND ACROSS THE EAST 15.00 FEET, OF THE WEST 67.50 FEET AND THE NORTH 15.00 FEET OF THE SOUTH 82.50 FEET (EXCEPT THE EAST 130.00 FEET THEREOF) OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DEDICATED FOR HIGHWAY PURPOSES, IN COOK COUNTY, ILLINOIS.

AS SHOWN ON SURVEY DATED NOVEMBER 23, 1999 MADE BY GREMLEY & BIEDERMANN, INC., ORDER NO. 992551.

(AFFECTS PARCEL 1 AND 2)

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EXHIBIT B

PERMITTED EXCEPTIONS CONTINUED

7. A 30 FOOT EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AS PER DOCUMENT 16754958 AND AS SHOWN ON THE PLAT OF ENTERPRISE CENTRE SUBDIVISION RECORDED AUGUST 4, 1989 AS DOCUMENT 89357915 AND AS SHOWN ON SURVEY DATED NOVEMBER 23, 1999 MADE BY GREMLEY & BIEDERMANN, INC., ORDER NO. 992551.

(AFFECTS PARCEL 2)

(NOTE: FOR EXACT LOCATION OF SAID EASEMENT SEE DOCUMENT 16754958 AND PLAT 89357915)

8. EASEMENT AS RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED "EASEMENT" AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSES OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO AS SHOWN ON THE PLAT OF ENTERPRISE CENTRE SUBDIVISION RECORDED AUGUST 4, 1989 AS DOCUMENT 89357915. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCT OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS, OR OTHER PUBLIC WAYS OR PLACES NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

(AFFECTS PARCELS 1 & 2)

9. EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE, RESERVED FOR AND GRANTED TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, IN, UPON, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT", AND THE PROPERTY DESIGNED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS GIVEN AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF; AS SHOWN ON THE PROPOSED PLAT OF ENTERPRISE CENTRE SUBDIVISION RECORDED AUGUST 4, 1989 AS DOCUMENT 89357915 AND SHOWN IN GRANT OF EASEMENT RECORDED AS DOCUMENT 88128850 (DEPICTED ON EXHIBIT "A" ATTACHED THERETO), AND AS SHOWN ON SURVEY DATED NOVEMBER 23, 1999 MADE BY GREMLEY & BIEDERMANN, INC., ORDER NO. 992551.

(AFFECTS PARCEL 2)

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EXHIBIT B

PERMITTED EXCEPTIONS CONTINUED

10. GRANT OF EASEMENT RECORDED MARCH 22, 1982 AS DOCUMENT 26178145 BETWEEN CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1979 AND KNOWN AS TRUST NUMBER 24100, GRANTOR, AND VILLAGE OF WESTCHESTER, A MUNICIPAL CORPORATION OF ILLINOIS, THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, ILLINOIS CORPORATIONS, GRANTEES, WHEREIN THE GRANTEES DESIRE AN EASEMENT APPURTENANT TO PARCEL 2 OVER AND ACROSS CERTAIN PARTS OF PARCEL 1 FOR PUBLIC UTILITY PURPOSES; THE GRANTOR HEREBY GRANTS TO THE GRANTEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, AN EASEMENT OVER PARCEL 1, AS AN EASEMENT APPURTENANT TO PARCEL 2, TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, PIPES AND OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS, SIGNALS AND GAS, TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND THE RIGHT, FROM TIME TO TIME, TO TRIM OR REMOVE TREES, BUSHES AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE GRANT HEREIN GIVEN, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL DESCRIBED AS FOLLOWS:

THE EAST 17.50 FEET OF THE WEST 52.50 FEET, AND THE NORTH 17.50 FEET OF THE SOUTH 67.50 FEET (EXCEPT THE EAST 130.00 FEET THEREOF) OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12

EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DEDICATED FOR HIGHWAY PURPOSES, IN COOK COUNTY, ILLINOIS.

AS SHOWN ON SURVEY DATED NOVEMBER 23, 1999 MADE BY GREMLY & BIEDERMANN, INC., ORDER NO. 992551.

(AFFECTS PARCEL 1 AND 2)

11. COVENANTS AND RESTRICTIONS CONTAINED IN THE DEED DATED APRIL 10, 1944 AND RECORDED MAY 11, 1944 AS DOCUMENT 13281647 RELATING TO CHARACTER, COST, LOCATION AND USE OF THE LAND AND RELATING TO EASEMENTS.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

(AFFECTS THE WESTERLY PORTION OF THE LAND AND OTHER PROPERTY)

(AFFECTS PARCEL 2 ONLY)

12. COVENANT AND RESTRICTION CONTAINED IN PLAT OF ENTERPRISE CENTRE SUBDIVISION RECORDED AS DOCUMENT 89357915 WHICH STATES " THERE IS HEREBY IMPOSED UPON AND MARKED "PUBLIC EASEMENT AND STORM SEWER", A RESTRICTIVE COVENANT, APPURTENANT TO AND RUNNING WITH SAID LAND AND THE LOTS ON WHICH SAID NOTATIONS AND MARKINGS APPEAR, PROHIBITING THE ILLEGAL ALTERATION OF ANY EXISTING CONTOUR GRADE THEREOF, THE INSTALLATION, LAYING OR DEPOSITING OF ANY IMPROVEMENT OR ANY FILL THEREIN ALSO DEBRIS AND RUBBISH, SO AS TO INTERFERE WITH OR DISTURB, BLOCK, IMPEDE OR ALTER THE NATURAL FLOW OR NATURAL RETENTION OF WATER THEREIN. THIS COVENANT IS FOR THE BENEFIT OF AND USE OF THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THEIR LEGAL SUCCESSORS AND ASSIGNS IN TITLE THERETO.

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EXHIBIT B

PERMITTED EXCEPTIONS CONTINUED

EASEMENTS TO BE GRANTED TO THE VILLAGE OF WESTCHESTER:

STORM WATER (MAIN SEWER) TO BE MAINTAINED BY VILLAGE

SANITARY SEWER (MAIN SEWER) TO BE MAINTAINED BY VILLAGE

NO WATER MAINS WITHIN SITE TO BE MAINTAINED BY VILLAGE

NO STREET LIGHTING FACILITIES WITHIN SITE TO BE MAINTAINED BY VILLAGE

NO PAVED AREA WITHIN SITE TO BE MAINTAINED BY VILLAGE.

HOWEVER, BENEFICIAL OWNERS THEIR SUCCESSORS AND ASSIGNS GUARANTEE AND WARRANT THAT ALL REPAIRS TO WATER MAINS WITHIN SITE WILL BE INITIATED WITHIN 24 HOURS OF DISCOVERY AND COMPLETED IN A REASONABLE AMOUNT OF TIME.

(AFFECTS PARCELS 1 AND 2)

13. DECLARATION AND AGREEMENT REGARDING LOT LINE ADJUSTMENT, DATED NOVEMBER 17, 1997 AND RECORDED NOVEMBER 19, 1997 AS DOCUMENT 97867993 MADE BY THE MUTUAL LIFE INSURANCE COMPANY OF NEW YORK RELATING TO ADJUSTMENT OF LOT LINES AND RELOCATION OF PARKING.

14. AGREEMENTS RELATING TO THE USE, RELOCATION AND MAINTENANCE OF EASEMENTS GRANTED BY THAT RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 10, 1982 AS DOCUMENT 26167419 BETWEEN THE CATHOLIC BISHOP OF CHICAGO, A CORPORATION SOLE OF ILLINOIS AND CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1979 KNOWN AS TRUST NUMBER 24100 AND HOWARD LAVATY, (COLLECTIVELY "LAVATY") AND THE VILLAGE OF WESTCHESTER, WHEREAS LAVATY WISHES TO GRANT AND THE CATHOLIC BISHOP WISHES TO RECEIVE AN EASEMENT OVER AND ACROSS THAT PORTION OF THE LAVATY PARCEL WHICH IS DESCRIBED IN SAID EXHIBIT AS THE "EAST EASEMENT PARCEL" FOR PRIVATE ROAD PURPOSES.

(AFFECTS PARCEL 2)

15. AGREEMENT RELATING TO THE USE, RELOCATION AND MAINTENANCE OF EASEMENTS GRANTED BY THAT RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 20, 1981 AS DOCUMENT 26065906 AND AS SHOWN ON THE PLAT OF ENTERPRISE CENTRE SUBDIVISION RECORDED AUGUST 4, 1989 AS DOCUMENT 89357915 BETWEEN CENTRAL NATIONAL BANK IN CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1979 KNOWN AS TRUST NUMBER 24100 AND HOWARD LAVATY AND JOSEPH VADOVICKY, HOLDERS OF THE POWER OF DIRECTION (COLLECTIVELY "LAVATY") AND THE VILLAGE OF WESTCHESTER, A MUNICIPAL CORPORATION OF ILLINOIS, WHEREIN THE GRANTORS WISH TO GRANT THE VILLAGE A PERMANENT WATER LINE EASEMENTS OVER AND ACROSS THAT PORTION OF LAVATY PARCEL WHICH IS DEPICTED ON EXHIBIT "C", NAMELY THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART DEDICATED FOR HIGHWAY PURPOSES, AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: THE SOUTH 85.0 FEET OF THE EAST 130.0 FEET OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, FOR A ROADWAY EASEMENT, DESCRIBED AS "ROADWAY EASEMENT" AND RETENTION RIGHTS.

(AFFECTS THE WESTERLY PORTION OF PARCEL 2 AND OTHER PROPERTY)

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EXHIBIT B

PERMITTED EXCEPTIONS CONTINUED

16. ENCROACHMENT OF THE ONE STORY BRICK OFFICE BUILDING AND THE ONE STORY BRICK OFFICE & MANUFACTURING BUILDING LOCATED ON THE LAND, ONTO THE BASEMENT SHOWN HEREIN AT EXCEPTION REFERENCE LETTER 'U' AS SHOWN ON SURVEY DATED NOVEMBER 23, 1999 MADE BY GREMLEY & BIEDERMANN, INC., ORDER NO. 992551
17. 10 FOOT EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND ILLINOIS, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT NO. 88128850, AS SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT A AND MADE A PART THEROF, AS DEPICTED ON THE ENTERPRISE CENTRE SUBDIVISION PLAT RECORDED AS DOCUMENT 89357015, AND AS SHOWN ON SURVEY DATED NOVEMBER 23, 1999 MADE BY GREMLEY & BIEDERMANN, INC., ORDER NO. 992551.
- (AFFECTS PARCEL 1)
18. ENCROACHMENT OF ONE STORY BRICK OFFICE & MANUFACTURING BUILDING LOCATED ON THE LAND, ONTO THE EASEMENT RECORDED AS DOCUMENT NO. 88128850 AND NOTED ABOVE AT EXCEPTION LETTER "BA" BY AN UNDISCLOSED AMOUNT, AS SHOWN ON SURVEY DATED NOVEMBER 23, 1999 MADE BY GREMLEY & BIEDERMANN, INC., ORDER NO. 992551.
19. LEASE DATED AS OF DECEMBER 19, 1997 BETWEEN DOVER WESTCHESTER, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LANDLORD AND DOVER ELEVATOR COMPANY, AS TENANT, DEMISING THE LAND FOR A TERM OF 12-1/2 YEARS, COMMENCEMENT DATE, SEPTEMBER 1, 1998, AS THE SAME MAY BE EXTENDED PURSUANT TO SECTION 1.5 OF THE LEASE, A MEMORANDUM OF WHICH LEASE WAS RECORDED MARCH 23, 1998 AS DOCUMENT 98225452, AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
- SAID LEASE CONTAINS (TWO) 2 FIVE (5) YEAR RENEWAL OPTIONS.

P.I.N.'s: 15-30-205-001-0000
15-30-205-002-0000

Common Address: 2305 + 2315 Enterprise Drive
Westchester, Illinois 60154