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2001-03-08 12:10:46

Cook County Recorder 33.50

This Instrument Prepared by:

Andrew F. Lampert, Esq.
c/o Jenner & Block, LLC
One IBM Plaza
Chicago, Illinois 60611

After Recording, Return to:

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



Above Space For Recorder's Use Only

LIMITED WARRANTY DEED

(JRC Southfield/1600 Corporate Center LLC to Purchaser)

THIS INDENTURE WITNESSETH, that JRC Southfield/1600 Corporate Center LLC, an Illinois limited liability company ("Grantor"), GRANTS, BARGAINS, SELLS and CONVEYS with limited warranty covenants to GLR - 1600 Corporate Center, L.L.C., a Delaware limited liability company ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, an undivided 46.72901% interest in the following described real estate located in Cook County, Illinois (hereinafter called the "Real Estate"):

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.

Permanent Real Estate Index Number: 08-08-403-021

Address of Real Estate: 1600 Golf Road, Rolling Meadows, Illinois

CITY OF ROLLING MEADOWS, IL	
REAL ESTATE TRANSFER STAMP	
DATE	3-1-01 \$ 36,449.00
ADDRESS	1600 GOLF RD
1059	Initial KO

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IN WITNESS WHEREOF, the Grantor has executed this Limited Warranty Deed as of this 28th day of Feb., 2001.

JRC SOUTHFIELD/1600 CORPORATE CENTER
LLC, an Illinois limited liability company

By:



Name:

A.V. ALGOMINI

Title:

President

Property of Cook County Clerk's Office

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1600 Golf Road
Rolling Meadows

EXHIBIT A

Legal Description

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Parcel 1:

That part of Lots 2 and 4 in 58-62 Venture Subdivision of part of Sections 8 and 9, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded March 2, 1970 as Document Number 21092384, described as follows:

Beginning at the South East corner of said Lot 4 (the West line of said Lot 4 having an assumed bearing of North 00 degrees 17 minutes 57 seconds West for this legal description);
thence North 89 degrees 51 minutes 05 seconds West along the South line of said Lots 2 and 4, 334.79 feet to an angle point in the South line of said Lot 2; thence South 88 degrees 15 minutes 10 seconds West along the South line of said Lot 2, 145.03 feet to an intersection with a line 17.0 feet, as measured at right angles, East of and parallel with the West line of said Lots 2 and 4; thence North 00 degrees 17 minutes 57 seconds West along said last described parallel line, being the East line of Wilke Road as widened, 1128.93 feet;
thence North 89 degrees 42 minutes 03 seconds East, 137.0 feet;
thence South 00 degrees 17 minutes 57 seconds East, 159.65 feet;
thence South 50 degrees 40 minutes 22 seconds East, 149.69 feet;
thence South 00 degrees 17 minutes 57 seconds East, 19.37 feet;
thence North 89 degrees 42 minutes 03 seconds East, 227.47 feet, to a point on the East line of said Lot 4, 853.38 feet, as measured along said the East line, North of the South East corner of said Lot 4; thence South 00 degrees 17 minutes 57 seconds East along the East line of said Lot 4, 853.38 feet to the point of beginning in Cook County, Illinois.

Parcel 2:

Easement for the benefit of parcel 1 as set forth in and created by Agreement and Declaration of Covenants and Easement recorded as Document Number 86214935, for ingress and egress, support, utility and service easements, parking easements, parking and encroachment easement over the following described property;

Lots 2 and 4 in 58-62 Venture Subdivision of part of Sections 8 and 9, Township 41 North, Range 11, East of the Third Principal Meridian, (except the West 17.0 feet of said Lots, as measured at right angles), and except that part of Lot 4 described as follows:

Beginning at the most Northerly corner of Lot 4; thence South 12 degrees 10 minutes 10 seconds West, 271.97 feet to a point being 297.66 feet Easterly if the South West corner of Lot 6 in said 58-62 Venture Subdivision; thence continuously South 12 degrees 10 minutes 10 seconds West a

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STATE OF ILLINOIS

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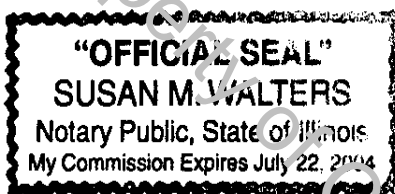
COUNTY OF COOK

)

This instrument was acknowledged before me on the 28th day of Feb., 2001 by Andrew Vagoni, as President of JRC Southfield/1600 Corporate Center LLC, an Illinois limited liability company, on behalf of said limited liability company.

My commission expires:

7/22/04

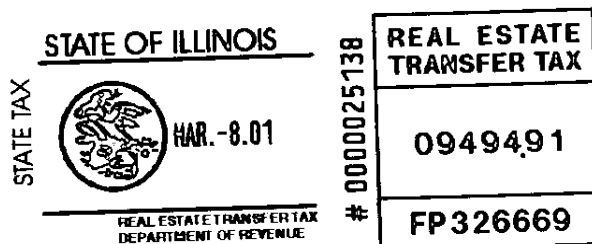
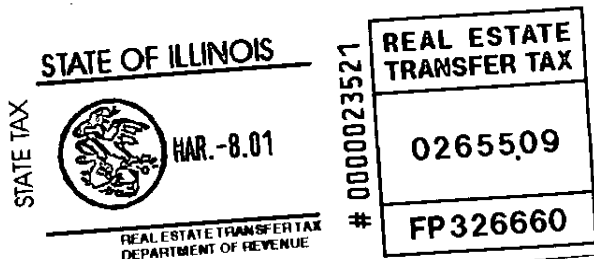
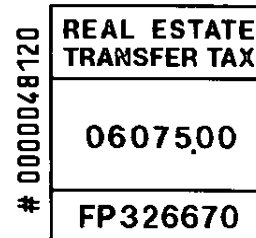
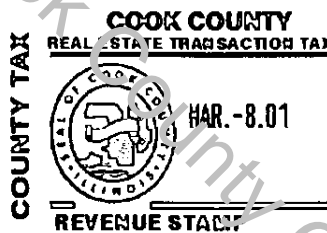


Susan M. Walters

Notary Public in and for the State of Illinois

Printed Name: SUSAN M. WALTERS

Document Number : 572347



distance of 20.03 feet; thence South 64 degrees 18 minutes 39 seconds East, 123.39 feet; thence North 21 degrees 25 minutes 20 seconds East a distance of 297.37 feet to a point in the Northeasterly line of Lot 4 in said 58-62 Venture Subdivision, said line being an arc of a circle convex Northeasterly and having a radius of 2814.79 feet to the place of beginning, and except the North 113.86 feet, measured at right angles to the North line of Lot 4, of the East 214.73 feet of the West 231.73 feet; measured at right angles, of Lot 4 and except that part of Lot 4 described as follows, The West line of said Lot 4 is due North-South for the following courses; Beginning at a point in the West line of Lot 4 aforesaid, 114 feet South of the Northwest corner thereof, thence South 87 degrees 07 minutes East a distance of 232.02 feet; to said West line of Lot 4; thence due North on said line, a distance of 120 feet to the point of beginning,

(Except therefrom:

That part of Lots 2 and 4 in 58-62 Venture Subdivision of part of Sections 8 and 9, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded March 2, 1970 as Document Number 21092384, described as follows:

Beginning at the South East corner of said Lot 4 (the West line of said Lot 4 having an assumed bearing of North 00 degrees 17 minutes 57 seconds West for this legal description); thence North 89 degrees 51 minutes 05 seconds West along the South line of said Lots 2 and 4, 334.79 feet to an angle point in the South line of said Lot 2; thence South 88 degrees 15 minutes 10 seconds West along the South line of said Lot 2, 145.03 feet to an intersection with a line 17.0 feet, as measured at right angles, East of and parallel with the West line of said Lots 2 and 4; thence North 00 degrees 17 minutes 57 seconds West along said last described parallel line, being the East line of Wilke Road as widened, 1128.93 feet;
thence North 89 degrees 42 minutes 03 seconds East, 137.0 feet;
thence South 00 degrees 17 minutes 57 seconds East, 159.65 feet;
thence South 50 degrees 40 minutes 22 seconds East, 149.69 feet;
thence South 00 degrees 17 minutes 57 seconds East, 19.37 feet;
thence North 89 degrees 42 minutes 03 seconds East, 227.47 feet; to a point on the East line of said Lot 4, 853.38 feet, as measured along said East line, North of the South East corner of said Lot 4; thence South 00 degrees 17 minutes 57 seconds East along the East line of said Lot 4, 853.38 feet to the point of beginning) in Cook County, Illinois.

Parcel 3:

A permanent and perpetual non-exclusive easement as created in agreement regarding extinguishment, release and regrant of easements, covenants and restrictions made by Chicago Title and Trust Company, as trustee under trust agreement dated November 2, 1970 and known as trust number 56088 recorded April 30, 1986 as Document Number 89170066, for the benefit of Parcel 1 for the purpose of constructing, operating, using, maintaining, removing, replacing and repairing same, in, upon, across, over and under that portion of Parcel A as described in said easement agreement.

EXHIBIT B
Title Exceptions

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1. General real estate taxes for the Second Installment of the year 2000 and subsequent years.
2. Restriction contained in Declaration of Restrictive covenants recorded December 27, 1968 as Document Number 20713844 only to the extent that said document precludes the erection of an automobile service station on the land.
(Affects Parcels 1 and 2).
3. Restriction contained in release and transfer of restrictive covenant recorded March 12, 1970 as Document Number 21109650.
(Affects Parcels 1 and 2).
4. Easement in, upon, under, over and along the area shown on Exhibit A to grant, to install and maintain all equipment for the purpose of serving the land and other property with electric service, together with right of access to said equipment, as created by grant to the Commonwealth Edison Company recorded May 29, 1985 as Document Number 85038822.
(Affects Parcel 1).
5. Encroachment of 1 story commercial building over the North line by .17 to .08 feet as disclosed by survey by Edward J. Molloy & Associates, LTD., dated February 12, 1986 as order number 860175.
(Affects Parcel 2).
6. Plat of Easement dated February 11, 1986 and recorded April 30, 1986 as Document Number 86170069 granting an easement for water main purposes to the City of Rolling Meadows.
(Affects Parcel 1).
7. Terms, provisions and conditions relating to the easement described as parcel 2 and parcel 3 contained in the instrument creating such easement.
8. Rights of the adjoining owner and owners to the concurrent use of the easement recorded as Document Number 86170066 and recorded as Document Number 86214935.
9. Easement for ingress and egress over, upon and across that part of the Easterly 27 feet of Lot 4 in the 58-62 Venture Subdivision aforesaid shown on Exhibit 'B' and designated thereon as "Trust Site Easement Area" attached to easement agreement between Chicago Title and Trust Company, as Trustee under Trust number 56088 and J.C. Penney Properties, Inc., a Corporation of Delaware, dated December 10, 1971 and recorded January 6, 1972 as Document Number 21769213 and the covenants, conditions and agreement therein contained.
(Affects Parcel 2).

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10. Plat of easement dated February 10, 1977 and recorded March 4, 1977 as Document Number 23839362 for public utilities.
(Affects Parcel 2).
11. Plat of easement dated February 21, 1986 and recorded April 30, 1986 as Document Number 86170068 granting to the City of Rolling Meadows a sewer and water main.
(Affects Parcel 2).
12. Agreement regarding extinguishment, release and regrant of easement, covenants and restrictions dated October 18, 1984 and recorded April 30, 1986 as Document Number 86170066 by and between Chicago Title and Trust Company as Trustee under Trust Agreement dated November 2, 1970 and known as Trust number 56088, and American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated July 19, 1934 and known as Trust Number 61717.
(Affects Parcel 2).
13. Easements as set forth in agreement and declaration of covenants and easements as set forth and created by agreement and declaration of covenants and easements recorded May 30, 1986 as Document Number 86214935.
14. Agreement for party wall recorded February 24, 1989 as document 89083603.
(Affects the land and also the adjoining property set forth in said agreement).
15. Any existing leases or tenancies, and any and all parties claiming by, through or under lessees, as set forth, on the rent roll attached to the Assignment of Leases.