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SPECIAL WARRANTY DEED

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MOTOROLA, INC., a Delaware corporation ("**Grantor**"), for Ten and 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid by **BASSWOOD ROAD, L.L.C.**, (formerly known as Delany Terminal, L.L.C.), an Illinois limited liability company, (the "**Grantee**"), the receipt of which is hereby acknowledged has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does GRANT, BARGAIN, SELL AND CONVEY, unto Grantee, the real property ("**Property**") in Cook County, Illinois to wit:

LOTS 44 AND 45 IN WOODFIELD BUSINESS CENTER UNIT NO. 15, BEING A RESUBDIVISION OF LOT 13 IN WOODFIELD BUSINESS CENTER AND LOT 39 IN WOODFIELD BUSINESS CENTER UNIT NO. 12, IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax ID # 07-11-301-028-0000 and
Tax ID # 07-11-301-029-0000

And also known by street and number as: 1335 Basswood Road, Schaumburg, Illinois 60173.

TO HAVE AND TO HOLD the Property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

SUBJECT, to the liens securing payment of ad valorem taxes for the current and all subsequent years, as well as to all matters of record or visible on the ground to the extent valid and in force or effect with respect to the Property (collectively, "Permitted

Property of Cook County Clerk's Office

STATE TAX
STATE OF ILLINOIS
MAR. 30.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000005660
REAL ESTATE TRANSFER TAX
01400.00
FP 102808

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR. 30.01
REVENUE STAMP

000001567
REAL ESTATE TRANSFER TAX
00700.00
FP 102302

UNOFFICIAL COPY

0010262594

Exceptions"). Grantee by acceptance of delivery of this deed assumes and agrees to perform all of Grantor's obligations under the Permitted Exceptions.

Grantee's address:
BASSWOOD ROAD, L.L.C.
436 East State Parkway, Suite 222
Schaumburg, Illinois 60173

Executed this 27th day of MARCH, 2001.

MOTOROLA, INC.
a Delaware corporation

By: *RD*
Its: Senior Vice President

54615
VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE REAL ESTATE
AND ADMINISTRATION TRANSFER TAX
DATE 3-28-01
AMT. PAID 1400.00

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on the 27th day of MARCH, 2001, by RICHARD. D. SEVERNS, S.R.VICE President of Motorola, Inc. a Delaware corporation on behalf of said corporation.

Witness my hand and official seal.

My Commission expires: 9/4/03

Christine A. Foh
Notary Public



This instrument was prepared by Patrick E. Baele, Esq., Motorola, Inc. 1303 East Algonquin Road, 7th Floor, Schaumburg, Illinois 60196.

Mail recorded document to David. B. Aufrecht, Esq., 55 West Monroe, Suite 3550, Chicago, Illinois 60603.

Mail tax bills to: Basswood Road, LLC
~~Michael D. Aufrecht~~, 6612 N. LeMai, Lincolnwood, Illinois 60712.

NOTWITHSTANDING THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS OF THIS POLICY, ALL ENDORSEMENTS, IF ANY, ATTACHED HERETO ARE VALID DESPITE THE LACK OF SIGNATURE BY EITHER THE PRESIDENT, A VICE PRESIDENT, THE SECRETARY, AN ASSISTANT SECRETARY, OR VALIDATING OFFICER OR AUTHORIZED SIGNATORY OF THE COMPANY.

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES) BY REASON OF THE FOLLOWING EXCEPTIONS:

GENERAL EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- (2) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- (3) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- (4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (5) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

SPECIAL EXCEPTIONS: THE MORTGAGE, IF ANY, REFERRED TO IN ITEM 4 OF SCHEDULE A.

AG 6.

1. TAXES FOR THE YEAR(S) 2000 AND 2001
2001 TAXES ARE NOT YET DUE OR PAYABLE.

1A. NOTE: 2000 FIRST INSTALLMENT IS PAID
NOTE: 2000 FINAL INSTALLMENT NOT YET DUE OR PAYABLE

PERM TAX#	PCL	YEAR	1ST INST	STAT
07-11-301-014-0000	1 OF 3	2000	\$4,382.34	PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. LOT 22				
07-11-301-028-0000	2 OF 3	2000	\$79,750.17	PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. LOT 44				
07-11-301-029-0000	3 OF 3	2000	\$8,092.33	PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. LOT 45				

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L 7. A 30 FOOT BUILDING SET BACK LINE AS SHOWN ON THE PLAT OF SUBDIVISION OF WOODFIELD BUSINESS CENTER UNIT NO. 7, RECORDED MAY 19, 1980 AS DOCUMENT 25460445, OVER THE SOUTH LINE OF THE LAND.

SCHEDULE B

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**EXCEPTIONS FROM COVERAGE
(CONTINUED)**

(AFFECTS PARCEL 1)

- M 8. EASEMENT FOR THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY AS SHOWN ON THE PLAT OF SUBDIVISION OF WOODFIELD BUSINESS CENTER UNIT NO. 7 RECORDED MAY 19, 1980 AS DOCUMENT 25460445 OVER THE SOUTH 15 FEET OF THE LAND
(AFFECTS PARCEL 1)

- N 9. RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE PLAT OF WOODFIELD BUSINESS CENTER UNIT NO. 7 RECORDED MAY 19, 1980 AS DOCUMENT 25460445; THAT NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THE SUBDIVISION.

(AFFECTS PARCEL 1)

- O 10. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DECLARATION OF PROTECTIVE COVENANTS FOR WOODFIELD BUSINESS CENTER EXECUTED BY NATIONAL BOULEVARD BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 15, 1978 AND KNOWN AS TRUST NUMBER 5850 DATED NOVEMBER 29, 1979 AND RECORDED DECEMBER 13, 1979 AS DOCUMENT 25281482, AS AMENDED BY INSTRUMENT RECORDED AS DOCUMENT 25423780, RELATING TO MEMBERSHIP IN THE WOODFIELD BUSINESS CENTER PROPERTY OWNERS ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION; USE, MAINTENANCE AND LANDSCAPING OF THE LAND; LOCATION OF TRASH RECEPTACLES, STORAGE AREAS, SERVICE YARDS, ELECTRICAL CAGE ENCLOSURES, INCINERATORS, AND SIMILAR EQUIPMENT FOR DISPOSAL OF MATERIALS, ETC.; CONSTRUCTION OF CURB CUTS; INSTALLATION OF ELECTRICAL, GAS AND TELEPHONE SERVICE; BUILDING HEIGHT WITHIN THE M-P DISTRICT; LOCATION AND USE OF SIGNS, BILLBOARDS OR ADVERTISING DEVICES; AND ARCHITECTURAL CONTROL.

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

(AFFECTS PARCELS 1 AND 2)

- J 11. PROVISION CONTAINED IN THE DECLARATION OF PROTECTIVE COVENANTS FOR WOODFIELD BUSINESS CENTER MADE BY NATIONAL BOULEVARD BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 15, 1978 AND KNOWN AS TRUST NUMBER 5850 DATED NOVEMBER 29, 1979 AND RECORDED DECEMBER 13, 1979 AS DOCUMENT 25281482, AS

SCHEDULE B

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EXCEPTIONS FROM COVERAGE
(CONTINUED)

AMENDED BY INSTRUMENT RECORDED AS DOCUMENT 25423780, WHEREBY EACH OWNER COVENANTS AND AGREES TO PAY TO THE ASSOCIATION: (1) ANNUAL ASSESSMENTS AND (2) SPECIAL ASSESSMENTS; AND THAT THE ANNUAL AND SPECIAL ASSESSMENTS, TOGETHER WITH INTEREST, COSTS AND REASONABLE ATTORNEYS' FEES SHALL BE A CHARGE ON THE LAND AND SHALL BE A CONTINUING LIEN UPON THE PROPERTY AGAINST WHICH EACH ASSESSMENT IS MADE; FURTHER PROVISION THAT THE LIEN OF THE ASSESSMENTS SHALL BE SUBORDINATE TO THE LIEN OF ANY MORTGAGE OR MORTGAGES.

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

(AFFECTS PARCELS 1 AND 2)

- AA 12. A 30 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF WOODFIELD BUSINESS CENTER RECORDED NOVEMBER 9, 1979 AS DOCUMENT 25234483, THE PLAT OF UNIT NO. 7 RECORDED AS DOCUMENT 25460445, THE PLAT OF UNIT NO. 12 RECORDED AS DOCUMENT 25815459 AND THE PLAT OF UNIT NO. 15 RECORDED AS DOCUMENT 26883640.

(AFFECTS THE NORTH 30 FEET, THE WEST 30 FEET AND SOUTH 30 FEET OF LOT 44 AND THE NORTH 30 FEET OF LOT 45 OF PARCEL 2)

- X 13. AN EASEMENT IS HEREBY RESERVED AND GRANTED UPON, OVER AND ACROSS LOTS 44 AND 45 FOR INGRESS TO AND EGRESS FROM LOTS 44 AND 45 WITHIN THE AREA SHOWN BY DASHED LINES ON PLAT AND DEFINED AS ACCESS EASEMENT AND AS SHOWN ON THE PLAT OF WOODFIELD BUSINESS CENTER UNIT NO. 15 RECORDED AS DOCUMENT 26883640.

(AFFECTS PARCEL 2)

- Z 14. EASEMENT AS SET FORTH ON THE PLAT OF WOODFIELD BUSINESS CENTER RECORDED NOVEMBER 9, 1979 AS DOCUMENT 25234483 AS CORRECTED BY CERTIFICATE RECORDED AS DOCUMENT 25391836. THE PLAT OF UNIT NO. 7 RECORDED AS DOCUMENT 25460445, THE PLAT OF UNIT NO. 12 RECORDED AS DOCUMENT 25815459 AND THE PLAT OF UNIT NO. 15 RECORDED AS DOCUMENT 26883640 AS FOLLOWS:

(A) FOR PUBLIC UTILITIES;

(B) IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY 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 AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS;

(C) EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE, ELECTRIC, GAS, SEWER AND WATER SERVICE, SAID EQUIPMENT TO BE UNDERGROUND OR ON THE

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IN THE DECLARATION OF PROTECTIVE COVENANTS FOR WOODFIELD BUSINESS CENTER,

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**EXCEPTIONS FROM COVERAGE
(CONTINUED)**

SURFACE OF THE LAND, BUT NOT OVERHEAD; AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, THE VILLAGE OF SCHAUMBURG, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS;

(AFFECTS THE NORTH 15 FEET, WEST 15 FEET AND SOUTH 15 FEET OF LOT 44 AND THE NORTH 15 FEET OF LOT 45 OF PCL 2)

- AB 15. EASEMENT IN FAVOR OF CABLENET OF ILLINOIS, INC. AND AS SHOWN ON THE PLAT OF WOODFIELD BUSINESS CENTER UNIT NO. 15 RECORDED AS DOCUMENT 26883640.

(AFFECTS NORTH 15 FEET, WEST 15 FEET AND SOUTH 15 FEET OF LOT 44 AND NORTH 15 FEET OF LOT 45 OF PARCEL 2)

- S 16. GRANT RECORDED DECEMBER 10, 1981 AS DOCUMENT 26081797 MADE BY NATIONAL BOULEVARD BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 2, 1981 AND KNOWN AS TRUST NUMBER 6765 TO THE COMMONWEALTH EDISON COMPANY TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH THE TRANSMISSION OF ELECTRICITY TOGETHER WITH RIGHT OF ACCESS THERETO AS SHOWN ON EXHIBIT 'A' ATTACHED TO SAID GRANT

(AFFECTS LOT 44 OF PARCEL 2)

- T 17. RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE PLAT OF WOODFIELD BUSINESS CENTER RECORDED NOVEMBER 9, 1979 AS DOCUMENT 25234483 AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 25391836 AND ON THE PLAT OF UNIT NO. 15 RECORDED AS DOCUMENT 26883640; THAT NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON EASEMENT AREAS, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION

(AFFECTS UNDERLYING OF LOT 44 OF PARCEL 2)

- V 18. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DECLARATION OF PROTECTIVE COVENANTS FOR WOODFIELD BUSINESS CENTER,

**EXCEPTIONS FROM COVERAGE
(CONTINUED)**

WHICH DECLARATION WAS MADE BY NATIONAL BOULEVARD BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 5850, AND RECORDED DECEMBER 13, 1979, AS DOCUMENT 25281482, AND WAS AMENDED BY INSTRUMENT RECORDED APRIL 18, 1980, AS DOCUMENT 25423780, RELATING TO:

- (A) USE AND MAINTENANCE OF THE LAND AND THE IMPROVEMENTS THEREON;
- (B) PROHIBITION OF TRAILERS OR TEMPORARY STRUCTURES ON THE LAND, EXCEPT DURING CONSTRUCTION;
- (C) LANDSCAPING, CURBING AND PAVING REQUIREMENTS;
- (D) SCREENING OF CERTAIN EQUIPMENT AND AREAS;
- (E) SIZE AND HEIGHT OF BUILDINGS;
- (F) LOCATION OF UTILITY FACILITIES;
- (G) PERMITTED TYPES OF SIGNS;
- (H) CREATION OF AN ARCHITECTURAL CONTROL COMMITTEE; AND
- (I) MEMBERSHIP IN, AND FUNCTIONS OF, WOODFIELD BUSINESS CENTER PROPERTY OWNERS ASSOCIATION, A NOT-FOR-PROFIT CORPORATION OF ILLINOIS;

WHICH DECLARATION DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(AFFECTS PARCEL 2)

- AD 19. ENCROACHMENT OVER SAID LAND OF THE SIDEWALK LOCATED MAINLY ON THE LAND NORTH OF AND ADJOINING BY ABOUT 2.7 FEET.

(AFFECTS PARCEL 2)

- AK 20. RIGHTS OF MOTOROLA, INC., AS PARTY IN POSSESSION AS DISCLOSED BY ALTA STATEMENT DATED MARCH 29, 2001.