DOCUMENT NO. 2455097-D-T-S-E CERTIFICATE NO. 1176102

OWNER STATE MUTUAL LIFE ASSURANCE CO.

0010324537

CERTIFICATE OF TITLE

Date Of First Registration

OCTOBER SIXTEENTH (16th), 1905

TRANSFERRED FROM CERTIFICATE NO. 1108655

0010324537

1668/0002 51 001 Page 1 of 18

2001-04-20 09:32:47

Cook County Recorder 55.00

STATE OF ILLINOIS } ss.
COOK COUNTY

I Sidney R. Olsen Registrar of Titles in and for said County, in the State aforesaid, do hereby certify that

STATE MUTUAL LIFE ASSURANCE COMPANY OF AMERICA
(A Corporation of the State of Massachusetts)

of the WORCESTER County of and State of MASSACHUSETTS

IS the owner of an estate in fee simple, in the following described land situated in the County of Cook and State of Illinois.

DESCRIPTION OF LAND

OUTLOT "C" in Schaumburg Industrial Park (hereinafter described)(excepting therefrom that part thereof described as follows:--Commencing at the intersection of the East line of said Out-Lot "C" and the South line of the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section 11; thence North along the East line of said Out-Lot "C" a distance of 626.72 feet to the Northeast corner of said Out-Lot "C", said Northeast corner being also the Southeast corner of property conveyed to Commonwealth Edison Company by Deed Document 2281644 filed in the Office of the Registrar of Titles of Cook County, Illinois; and also point of beginning of herein described parcel of land; thence West along the North line of said Out-Lot "C" and along the South line of said Commonwealth Edison Company property, a distance of 300.0 feet; thence South along a line drawn parallel with the East line of said Out-Lot "C", a distance of 120.0 feet; thence East along a line drawn parallel with the aforesaid North line of Out-Lot "C", a distance of 300.0 feet to the East line of said Out-Lot "C"; thence North along the East line of said Out-Lot "C", a distance of 120.0 feet to the point of beginning.

In Schaumburg Industrial Park being a Subdivision of the Southeast Quarter (¼) of Section 11, part of the Northeast Quarter (¼) of Section 11, part of the Southwest Quarter (¼) of Section 12, part of the Northwest Quarter (¼) of Section 13 and part of the Northeast Quarter (¼) of Section 14, all in Township 41 North, Range 10 East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on June 10, 1960, as Document Number 2455097.

07-11-400-014 - Lot 1 Unit 2A

Subject to the Estates, Easements, Incumbrances and Charges noted on the following memorials page of this Certificate.

Box 198

Witness My hand and Official Seal

this THIRD (3rd) day of AUGUST A. D. 1973

AP 8-3-73

Sidney R. Olsen
Registrar of Titles, Cook County, Illinois.

Form No. 1

OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

DOCUMENT NO	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE OF REGISTRAR
243765-73	General Taxes for the year 1972. Subject to General Taxes levied in the year 1973. Subject to rights of the public the State of Illinois, or any Municipality in Plum Grove Road over and across foregoing premises. (Affects Outlot "C" and Outlot "D" aforesaid). Subject to perpetual easement for drainage purposes, as granted in Deed registered as Document Number 1734215, over and upon that part of the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section 11, Township 41 North, Range 10 East of the Third Principal Meridian, as is more particularly described therein. For particulars see Document. (Affects part of Outlot "C" in Schaumburg's Industrial Park Aforesaid). Subject to Right-of-Way for drainage ditches, feeders and laterals, as shown in Deed Document Number 2182455. (Affects all Lots in Schaumburg's Industrial Park aforesaid). Subject to public utility easements, if any, affecting not more than a forty (40) foot perimeter of premises described in Deed Document Number 2182455. For particulars see Document. (Affects all Lots in Schaumburg's Industrial Park aforesaid). Subject to natural waterways, if any, as shown in Deed Document Number 2182455. (Affects all Lots in Schaumburg's Industrial Park aforesaid). Subject to an easement to Commonwealth Edison Company for public utility purposes along the West line of the premises, forty (40) feet from the center line of Plum Grove Road, as shown in Deed Document Number [illegible]. (Affects Outlot "C" and Outlot "D" aforesaid).			Sidney A. Ale Sidney A. Ale Sidney A. Ale Sidney A. Ale Sidney A. Ale Sidney A. Ale Sidney A. Ale
In Duplicate	Declaration by State Mutual Life Assurance Company of America, a Massachusetts corporation, (herein called State Mutual), subjecting foregoing premises and other property to all the conditions, covenants running with the land, restrictions, reservations and easements herein set forth, as to use of foregoing premises and as to use, location, height, construction, etc., of improvements erected thereon and as to the type of power used or obtained in the operation of establishments located on said premises; containing provisions relative to storage areas, parking areas and facilities, type of signs permitted, location of fences, hedges and plantings, landscaping, loading docks, downspouts, etc.,; and providing that no building or improvement, or alteration of addition of any characteristic including landscaping and parking area (other than interior alterations which shall not affect the exterior appearance of any building or structure) shall be constructed upon any portion of the property until and unless plans and specifications for such construction or landscaping shall have been approved in writing by State Mutual as more particularly set forth herein; and providing that State Mutual retains the right to grant right-of-way easements as may be necessary or convenient for the purpose of erecting, constructing, maintaining and operating utility services over, across, under and through the premises between the building lines and the property lines, and have the right to grant right-of-way easements to others to carry out such purposes; and providing that State Mutual, with the written consent of a majority of the owners of record of the premises described in Appendix A, shall have the right to alter, amend, change, modify or revoke any of the provisions herein contained; said conditions, covenants and restrictions to terminate and be of no further effect after March 1, 1995. For particulars see Document.	March 2, 1970	March 5, 1970 1:[illegible]	Sidney A. Ale
2494044	Amendment to Declaration of Protective covenants heretofore registered as Document Number 2494044, wherein State Mutual Life Assurance Company of America, a Massachusetts corporation, as developer of the Schaumburg Industrial Park and as owner of a major portion of the land as of the date hereof included in the Schaumburg Industrial Park amends said Declaration to provide that the conditions, covenants, restrictions and side, front and rear yard easements provided for in the aforesaid Protective Covenants in Document No. 2494044 shall not apply to that part of Outlot "C" herein described so long as it is owned, used or improved for an electric public utility transmission and distribution center, commonly known as a substation; contains consent of owners of record of land within said industrial subdivision, constituting in excess of fifty (50) per cent of said ownership. For particulars see Document.	Dec. 11, 1972	Aug. 3, 1973 3:59PM	Sidney A. Ale
2708741				

KIND OF INSTRUMENT	DOCUMENT NUMBER	DATE OF FILING	
Dec Dec	7A	Alk	3/6/5 32-33-34- 6-12-80 NADJAR

KIND OF INSTRUMENT	DOCUMENT NUMBER	DATE OF FILING	
Mtg Ref	Ref 3205045-6	3/8/5	65 LORD

Ref Ref	Ref Ref	Ref Ref	Fin Stt Fin Stt 3214095-6-7-8-9-10-11 5-5-51

KIND OF INSTRUMENT			

forward to rider

VOLUME 2358-1 page 52
CERTIFICATE NO. 1176102
OWNER: STATE MUTUAL LIFE ASSURANCE
COMPANY OF AMERICA

RIDER RIDER

0010324537

OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

DOCUMENT NO	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE OF REG
	[illegible]	[illegible]		
X	Rel Rel 3250243 94	2/17/82		
	[illegible] 3251316	2/5/82		
	[illegible]			3/4/82
Y	[illegible] 3255185 187	4/1/82		
LOT-1 LOT.11	① Amendment 3256279-81	4-19-82	WALKER	
X	[illegible] 3257	4/22/82		
	P Rel 3257370	4/23/82		
	P Rel 3275510	5/6/82		
	PLAT 3262150	6/7/82	WANAT	
L+9	② Deeds 3266608 09	7/13/82		
X 217	restriction 3279003-04-05	10-3-82		
	Rel ② Term 3283289 90	11-24-82		
	Rel ② Term 3290422 23	1/18/83		
	[illegible] 3333968	10-6-83		Lot 9, 10, 11.
	[illegible] 3333	[illegible]		
	Rel 3341850	11/15/83		
	Am C 3352251	1/25/84	WALSH	
Lot 13-14	Aff, 2 deeds 3368921, 922, 23	5/4/84	WALSH	
	Rel 3372712	5/24/84	WALSH	
Lot 12	2 deeds 3375519, 20	5/9/84		
Lot	Rel [illegible]	[illegible]		
	Amend 3/[illegible]	2/[illegible]		

0010324537

MEMORIALS

OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

DOCUMENT NO.	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE OF REGISTRAR

CERTIFICATION OF CONDITION
OF TITLE

0010324537

Master Certificate Number: 1176102

Examiner: WENDY ZAJD

3165329 Special Warranty Deed in favor of Evelyn Libin. Conveys foregoing premises. (Rider attached).
June 17, 1980

3165330 Declaration of Easements by State Mutual Life Assurance Company of America, a Massachusetts corporation declaring in perpetuity an easement for drainage purposes over and upon foregoing premises for the use and benefit of Out-Lots A, B, C, D, E and F in Schaumburg Industrial Park, under provisions herein set forth. For particulars see Document.
June 17, 1980

3165332 Deed in Trust in favor of LaSalle National Bank, a national banking association, as Trustee, Trust Number 102677. Conveys foregoing premises and other property. (Legal Description attached).
June 17, 1980

3165333 Trust Deed from LaSalle National Bank, as Trustee under Trust Number 102677 to Chicago Title & Trust Company, as Trustee, to secure note in the principal sum of $1,955,299.76 payable as therein stated. For particulars see Document. (Rider and Legal Description attached). (Affects foregoing premises and other property).
June 17, 1980

3165334 Assignment of Rents from LaSalle National Bank, a National Banking Association, as Trustee under Trust Number 102677 to State Mutual Life Assurance Company of America. For particulars see Document. (Legal Description attached).
June 17, 1980

3205045 Partial Release Deed in favor of LaSalle National Bank, as Trustee under Trust Number 102677. Releases Document Number 3165333 as to part of Outlot C. (Legal Description attached). (Also cancels Document No. 3165334).
Mar. 2, 1981

3205046 Trustee's Deed in favor of Village of Schaumburg. Conveys part of Outlot C. (Legal Description attached).
Mar. 2, 1981

3214095 Partial Release Deed in favor of LaSalle National Bank, as Trustee under Trust Number 102677. Releases Document Number 3165333 as to part of Outlot C. (Legal Description attached).
May 5, 1981

DC

3214096 Partial Release Deed in favor of LaSalle National Bank, as Trustee under Trust Number 102677. Releases Document Number 3165334 as to part of Outlot C. (Legal Description attached).
May 5, 1981

3214097 Trustee's Deed in favor of Thomas E. Woelfle. Conveys part of Outlot C. (Affidavit and Legal Description attached). (Copy of Plat attached).
May 5, 1981

3214098 Deed in Trust in favor of LaSalle National Bank, a national banking association, as Trustee under Trust Number 103602. Conveys part of Outlot C. (Legal Description attached).
May 5, 1981

3214099 Mortgage from LaSalle National Bank, as Trustee under Trust Number 103602 to The First National Bank of Chicago, a national banking association, to secure note in the sum of $2,200,000.00, payable as therein stated. For particulars see Document. (Legal Description Rider attached). (Affects part of Outlot C).
May 5, 1981

3214100 FINANCING STATEMENT: LaSalle National Bank, as Trustee under Trust Number 103602, Debtor, The First National Bank of Chicago, Secured party. Lists fixtures affixed to foregoing premises. For particulars see Document. (Legal Description Rider and Schedule A attached). (Affects part of Outlot C).
May 5, 1981

3214101 FINANCING STATEMENT: Illinois Industrial Properties, Inc., an Illinois corporation, Debtor, The First National Bank of Chicago, Secured party. Lists fixtures affixed to foregoing premises. For particulars see Document. (Legal Description Rider and Schedule A attached). (Affects part of Outlot C).
May 5, 1981

3224846 Plat subdividing part of foregoing premises and other property into Lots and Streets in Schaumburg Center for Commerce, Unit 2. For particulars see Document. (Creates Lots 5, 6, 7, 8, 9, 10, 11, 12 and part of Lot 4 in Unit 2).
July 23, 1981

Subject to building set back line as shown on Plat registered as Document Number 3224846.

Subject to sidewalk and public utilities as shown on Plat registered as Document Number 3224846.

Subject to public utility and drainage easements contained on Plat registered as Document Number 3224846 in favor of Commonwealth Edison Company, Illinois Bell Telephone Company and Northern Illinois Gas Company, their respective successors and assigns, for serving foregoing premises and other property with electric, communications, gas, water and sewer main services, etc., as herein reserved and granted. For particulars see Document.

3248852 Mortgage from LaSalle National Bank, as Trustee under Trust Number 102677 to The Northern Trust Company, an Illinois banking corporation, to secure note in the sum of $1,600,000.00, payable as therein stated. For particulars see Document. Legal Description Rider as Exhibit A attached). (Affects part of foregoing premises and other property).
Feb. 2, 1982

3249410 Partial Release Deed in favor of LaSalle National Bank, as Trustee under Trust Number 3165333. Releases Document Number 3165333 as to part of Outlot C and other property. (Legal Description Rider as Exhibit A attached).
Feb. 5, 1982

3249411 Partial Release Deed in favor of LaSalle National Bank, as Trustee under Trust Number 102677. Releases Document Number 3165334 as to part of Outlot C and other property. (Legal Description Rider as Exhibit A attached).
Feb. 5, 1982

3249412 Grant of Easement between LaSalle National Bank, as Trustee under Trust Number 102677 (Grantor and owner of Parcel 1 described as Exhibit A attached hereto) and LaSalle National Bank, as Trustee under Trust Number 103946 (Grantee and owner of Parcel 2 described as Exhibit B attached hereto) wherein Grantor grants to Grantee a perpetual easement for ingress and egress and also for parking purposes over, under, across and through premises described on Exhibit C attached hereto and made a part hereof etc., under terms, covenants and agreement herein set forth. For particulars see Document. (Affects part of foregoing premises and other property).
Feb. 5, 1982

3250293 Release Deed in favor of LaSalle National Bank of Chicago, as Trustee under Trust Number 102677. Releases Document Number 3165333. (Legal Description attached).
Feb. 17, 1982

3250294 Release Deed in favor of LaSalle NationalBank, as Trustee under Trust Number 102677. Releases Document Number 3165334. (Legal Description attached).
Feb. 17, 1982

3252022 Declaration by LaSalle National Bank, as Trustee under Trust Numbers 102677, 103602 and 103946 subjecting foregoing premises and other property described in Exhibits A and B attached hereto, to the covenants, conditions and restrictions (running with the land until September 1, 2004), etc., as herein set forth. For particulars see Document.
Mar. 4, 1982

3257362 Trustee's Deed in favor of SCC Lot 17 Venture Partnership, an Illinois partnership. Conveys part of Outlot C. (Agreement and Affidavit attached).
Apr. 28, 1982

3257363 Mortgage and Security Agreement from SCC Lot 17 Venture Partnership, an Illinois general partnership, John Stoetzel, Phillip Commenga and GHI Investments, an Illinois general partnership to The Northern Trust Company, an Illinois banking corporation, to secure note in the principal amount of $2,000,000.00, payable as therein stated, under terms, covenants and agreements herein contained. For particulars see Document. (Exhibits A and B attached). (Affects part of Outlot C).
Apr. 28, 1982

3257364 Assignment of Leases from SCC Lot 17 Venture Partnership, an Illinois general partnership, John Stoetzel, Phillip Commenga and GHI Investments, an Illinois general partnership (herein called the "undersigned") to The Northern Trust Company ("Northern") wherein the undersigned sells, assigns and transfers unto Northern all leases and agreements, heretofore or hereafter entered into and all the avails, rents, issues and profits, now due or that may hereafter become due under said leases and agreements, etc. For particulars see Document. (Legal Description Rider as Exhibit A attached). (Affects part of Outlot C).
Apr. 28, 1982

3257365 FINANCING STATEMENT: SCC Lot 17 Venture Partnership, Debtor, The Northern Trust Company, Secured party. Lists fixtures affixed to foregoing premises. For particulars see Document. (Legal Description Rider as Exhibit A attached). (Attachment attached). (Affects part of Outlot C).
Apr. 28, 1982

3258510 Partial Release Deed in favor of LaSalle National Bank, as Trustee under Trust Number 102677. Releases Document Number 3248852 as to part of Outlot C. (Legal Description Rider as Exhibit A attached).
May 6, 1982

3262139 Plat subdividing part of foregoing into Lots and Streets in Schaumburg Center for Commerce, Unit 3. For particulars see Document. (Creates Lots 13, 14, 15, 16 and 17 in Unit 3).
June 7, 1982

Subject to building setback line as shown on Plat registered as Document Number 3262139. (Affects Lots 13, 14, 15, 16 and 17 in Unit 3).

Subject to public utility and drainage easements contained on Plat registered as Document Number 3262139 in favor of Cablenet of Illinois Incorporated, Ilinois Bell Telephne Company, Commonwealth Edison Company, Northern Illinois Gas Company and the Village of Schaumburg, their respective successors and assigns, for serving part of foregoing premises with electric, communications, gas, sewer and water services, etc., as herein reserved and granted. For particulars see Document. (Affects Lots 13, 14, 15, 16 and 17 in Unit 3).

3352251 First Amendment between LaSalle National Bank, as Trustee under Trust Number 102677 ("Trust") and Schaumburg Center For Commerce, a joint venture ("Venture") ("Trust" and "Venture" are called the "Borrower") and The Northern Trust Company, an Illinois banking corporation ("Northern") and John L. Stoetzel, Phillip Cammenga, Lawrence Giesler and George Houdek ("Guarantors") amending Mortgage registered as Document Number 3248852 as herein set forth. For particulars see Document.
Jan. 25, 1984

3400530 Affidavit by Robert Schless, Secretary of Illinois Constructors Corporation, an Illinois corporation, stating that there are no drainage ditches, tiles, feeders or laterals on foregoing premises. For particulars see Document. (Cancels memo shown in Document Number 2182455). (Legal Description Rider as Exhibit A attached). (Affects Lot 4, 5, 6 and 12 in Unit 2 and other property).
Oct. 19, 1984

3400531 Affidavit by John L. Stoetzel, President of Illinois Industrial Properties, Inc., a joint venturer and being the sole beneficiary of LaSalle National Bank, as Trustee under Trust Number 102677 stating that there are no drainage ditches, tiles, feeders or laterals on foregoing premises. For particulars see Document. (Cancels memo shown in Document Number 2182455). (Legal Description Rider as Exhibit A attached). (Affects Lots 4, 5, 6 and 12 in Unit 2 and other property).

3400532 Trustee's Deed in favor of Thomas E. Woelfle. Conveys Lots 4, 5 and 6 in Unit 2. (Legal Description attached).
Oct. 19, 1984

3400533 Deed in Trust in favor of LaSalle National Bank, a national banking association, as Trustee under Trust Number 107961. Conveys Lots 4, 5 and 6 in Unit 2 and other property. (Legal Description attached).
Oct. 19, 1984

3400534 Mortgage from LaSalle National Bank, a national banking corporation, as Trustee under Trust Number 107961 to Abacus Mortgage Investment Company, a Delaware corporation, to secure note in the sum of $2,225,000.00, payable as therein stated. For particulars see Document. (Legal Description Rider as Exhibit A attached). (Affects Lots 4, 5 and 6 in Unit 2 and other property).
Oct. 19, 1984

3400535 Assignment of Rents and Leases from LaSalle National Bank, as Trustee under Trust Number 107961 (Borrower) and SCC Lot 456 Venture, an Illinois Limited Partnership (Beneficiary) (Borrower and Beneficiary herein called (Assignor) to Abacus Mortgage Investment Company, a Delaware corporation (Assignee) wherein Assignor bargains, sells, transfers, assigns, conveys, sets over and delivers unto Assignee all right, title and interest in, to and under all leases of foregoing premises described in Exhibit A attached hereto and made a part hereof together with all future leases and all rents, income and profits which may now or hereafter be or become due under said Leases, etc., under terms, covenants and agreements herein set forth. For particulars see Document. (Affects Lots 4, 5 and 6 in Unit 2 and other property).
Oct. 19, 1984

3400536 Memorandum of Purchase and Sale Agreement between LaSalle National Bank, a national banking association, as Trustee under Trust Number 107961 (Seller) and Phoenix Mutual Life Insurance Company, specially chartered Connecticut corporation (Buyer) wherein Seller has agreed to sell to Buyer, and Buyer has agreed to purchase from Seller foregoing premises described in Exhibit A attached hereto, under terms and conditions herein set forth. For particulars see Document. (Exhibits B and C attached). (Affects Lots 4, 5 and 6 in Unit 2 and other property).
Oct. 19, 1984

3400537 FINANCING STATEMENT: SCC Lot 456 Venture, an Illinois Limited Partnership, Debtor, Abacus Mortgage Investment Company, Secured party. Lists fixtures affixed to foregoing premises. For particulars see Document. (Exhibits A and B attached). (Affects Lots 4, 5 and 6 in Unit 2 and other property).
Oct. 19, 1984

3402946 Partial Release Deed in favor of LaSalle National Bank of Chicago, as Trustee under Trust Number 102677. Releases Document Number 3248852 and 3352251 as to part of Lot 4, Lots 5 and 6 in Unit 2 and other property. (Legal Description Rider as Exhibit A attached).
Nov. 1, 1984

3406405 Plat of Vacation by Commonwealth Edison Company and Illinois Bell Telephone Company vacating easements over part of Lots 4, 5 and 6 in Schaumburg Center for Commerce Unit 2 as shown herein. For particulars see Document.
Nov. 21, 1984

3406406 Plat subdividing part of foregoing premises and other property into Lot and street in Schaumburg Center for Commerce, Unit 2A. For particulars see Document. (Creates Lot 1 in Unit 2A).
Nov. 21, 1984

Subject to building set back line as shown on Plat registered as Document Number 3406406.

Subject to easement for ingress and egress for the benefit of adjacent lot as shown on Plat registered as Document Number 3406406.

Subject to easement for sidewalk as shown on Plat registered as Document Number 3406406.

Subject to easement for bicycle path as shown on Plat registered as Document Number 3406406.

Subject to public utility and drainage easements contained on Plat registered as Document Number 3406406 in favor of Cablenet of Illinois Incorporated, Illinois Bell Telephone Company, Commonwealth Edison Company, Northern Illinois Gas Company and the Village of Schaumburg, their respective successors and assigns, for serving foregoing premises with electric, communications, gas, sewer and water services, etc., as herein reserved and granted. For particulars see Document.

3406407 Plat subdividing part of foregoing premises into Lots and Streets in Schaumburg Center for Commerce, Unit 4. For particulars see Document. (Creates Lots 18, 19, 20, 21, 22 and 23 in Unit 4). (Also creates Outlot 1 as per Certificate of Correction registered as Document Number 3413395)
Nov. 21, 1984

Subject to parking setback line as shown on Plat registered as Document Number 3406407. (Affects Lots 18, 19, 20, 21, 22 and 23 in Unit 4).

Subject to building setback line as shown on Plat registered as Document Number 3406407. (Affects Lots 18, 19, 20, 21, 22 and 23 in Unit 4).

Subject to drainage easement as shown on Plat registered as Document Number 3406407. (Affects Lots 18, 19, 20, 21, 22 and 23 in Unit 4).

Subject to public utility and drainage easements contained on Plat registered as Document Number 3406407 in favor of Cablenet of Illinois Incorporated, Illinois Bell Telephone Company, Commonwealth Edison Company, Northern Illiois Gas Company and the Village of Schaumburg, their respective successors and assigns, for serving part of foregoing premises with electric, communications, gas, sewer and water services, etc., as herein reserved and granted. For particular see Document. (Affects Lots 18, 19, 20, 21, 22 and 23 in Unit 4).

3411118 Second Amendment between LaSalle National Bank, as Trustee under Trust Number 102677 (the Trust) and Schaumburg Center for Commerce, a joint venture (the Venture) (together called the Borrower) and The Northern Trust Company, an Illinois banking corporation (Northern), John Stoetzel, Phillip Cammenga, Lawrence Giesler and George Houdek (the Guarantors) amending Mortgage registered as Document Number 3248852 and First Amendment registered as Document Number 3352251 as herein set forth. For particulars see Document. (Legal Description Rider as Exhibit A attached).
Dec. 20, 1984

3413395 Surveyors Certificate of Correction by Robert G. Sowka, Illinois Registered Land Surveyor, License No. 2464 correcting Plat registered as Document Number 3406407 by labeling the 0.6852 acre parcel at the Northeast corner of said plat as "Outlot 1" and certain dimensional errors in the legal description. For particulars see Document. (Affects Schaumburg Center for Commerce Unit 4).
Jan. 7, 1985

3425604 Mortgage, Security Agreement and Financing Statement from LaSalle National Bank, a national banking association, as Trustee under Trust Number 102677 to Abacus Mortgage Investment Company, a Delaware corporation, to secure note in the sum of $1,450,000.00, payable as therein stated, in accordance with the terms, covenants and agreements herein contained. For particulars see Document. (Riders attached). (Exhibits A, B and C attached). (Affects part of Outlot C and other property).
Mar. 21, 1985

3425605 Assignment of Rents and Leases from LaSalle National Bank, a national banking association, as Trustee under Trust Number 102677 (Borrower) and Schaumburg Center for Commerce (Beneficiary) (Borrower and Beneficiary are called the Assignor) to Abacus Mortgage Investment Company (Assignee) wherein Assignor bargains, sells, transfers, assigns, conveys, sets over and delivers unto Assignee all right, title and interest in, to and under all leases of foregoing premises described in Exhibit A attached hereto and made a part hereof together with all future leases and all rents, income and profits which may now or hereafter be or become due under said Leases. For particulars see Document. (Exhibit B attached).
Mar. 21, 1985

3425606 FINANCING STATEMENT: LaSalle National Bank, as Trustee under Trust Number 102677, Debtor, Abacus Mortgage Investment Company, Secured party. Lists fixtures affixed to foregoing premises. For particulars see Document. (Exhibits A and B attached).
Mar. 21, 1985

3425607 FINANCING STATEMENT: Schaumburg Center for Commerce, Debtor, Abacus Mortgage Investment Company, Secured party. Lists fixtures affixed to foregoing premises. For particulars see Document. (Exhibits A and B attached).
Mar. 21, 1985

3426399 Release Deed in favor of LaSalle National Bank, as Trustee under Trust Number 102677. Releases Document Numbers 3248852, 3352251 and 3411118. (Exhibits A-1, A-2 and A-3 attached).
Mar. 25, 1985

3473171 Sworn Copy of Certificate of Purchase made by Edward J. Rosewell, County Treasurer, on January 16, 1985 in favor of Elsie Bee. For General Taxes for the year 1983 in the amount of $3856.08. (Attached is direction to register Document Number 3473171 on Certificate Number 1176102). (Affects Lot 16 in Unit 3).
Oct. 30, 1985

3473172 Affidavit of Elsie Bee, by its agent, stating that a notice of Registration of Tax Sale Certificate, a copy of which is attached hereto, was sent to parties named herein by registered mail on October 30, 1985. For particulars see Document. (Affects Lot 16 in Unit 3).
Oct. 30, 1985

3569759 Plat subdividing part of foregoing premises into Lots and Streets in Schaumburg Center for Commerce, Unit 4A. (Creates Lots 1, 2, 3 and Out Lot D).
Nov. 24, 1986

Subject to building setback line as shown on Plat registered as Document Number 3569759. (Affects Lots 1, 2 and 3 in Unit 4A).

Subject to drainage easement as shown on Plat registered as Document Number 3569759. (Affects Lots 1, 2, 3 and Out Lot D in Unit 4A).

Subject to easement for ingress and egress as shown on Plat registered as Document Number 3569759. (Affects Lots 1 and 2 in Unit 4A).

Subject to easement for bikepath as shown on Plat registered as Document Number 3569759. (Affects Lot 3 in Unit 4A).

Subject to easement for storm sewer easement as shown on Plat registered as Document Number 3569759. (Affects Lot 1 in Unit 4A).

Subject to public utility and drainage easements contained on Plat registered as Document Number 3569759 in favor of Cablenet of Illinois Incorporated, Illinois Bell Telephone Company, Commonwealth Edison Company, Northern Ilinois Gas Company and the Village of Schaumburg, their respective successors and assigns, for serving foregoing premises and other property with electric, communications, gas, sewer and water services, etc., as herein reserved and granted. For particulars see Document. (Affects Lots 1, 2, 3 and Out Lot D in Unit 4A).

CERTIFICATION OF CONDITION OF TITLE

0010324537

Certificate Number: 1108653 & 1176102

Examiner: WENDY ZAID

Date:

LOT ONE----------(1)

In Schaumburg Center for Commerce Unit 2A, being a Resubdivision of Lots 4, 5 and 6 in Schaumburg Center for Commerce Unit 2, being a Resubdivision of parts of Out Lots B and C in Schaumburg Industrial Park, together with parts of Out Lots B and C in said Schaumburg Industrial Park, being a Subdivision of the Southeast Quarter (1/4) of Section 11, part of the Northeast Quarter (1/4) of Section 11, part of the Southwest Quarter (1/4) of Section 12, part of the Northwest Quarter (1/4) of Section 13, and part of the Northeast Quarter (1/4) of Section 14, all in Township 41 North, Range 10, East of the Third Principal Meridian.

P.I.N. 07-11-400-074

233053-92
243765 General Taxes for the year 1991.1st Inst. Paid.2nd Inst. Not Paid.
Subject to General Taxes levied in the year 1992.

Sale 1/25/91 for City, State, County, etc., taxes of 1989 of Lot 1, Unit 2A in Schaumburg Center for Commerce to QTS Corp. for sum of $119,642.59 @ 9% penalty, Vol. 187 Page 11.

Special Assessment Document Number 79 CO 2229 Warrant No. 79 CO 2229 for paving, confirmed April 30, 1980 for total of $260,561.61, payable in 6 Annual Installments 1 thru 6 Paid, levied on Part of Outlot C.

3165330 Declaration of Easements by State Mutual Life Assurance Company of America, a Massachusetts corporation declaring in perpetuity an easement for drainage purposes over and upon foregoing premises for the use and benefit of Out-Lots A, B, C, D, E and F in Schaumburg Industrial Park, under provisions herein set forth. For particulars see Document.
June 17, 1980

3252022 Declaration by LaSalle National Bank, as Trustee under Trust Numbers 102677, 103602 and 103946 subjecting foregoing premises and other property described in Exhibits A and B attached hereto, to the covenants, conditions and restrictions (running with the land until September 1, 2004), etc., as herein set forth. For particulars see Document.
Mar. 4, 1982

DC

RECORDED DOC. # _____

FORM 3002

3400534 Mortgage from LaSalle National Bank, a national banking corporation, as Trustee under Trust Number 107961 to Abacus Mortgage Investment Company, a Delaware corporation, to secure note in the sum of $2,225,000.00, payable as therein stated. For particulars see Document. (Legal Description Rider as Exhibit A attached). (Affects foregoing premises other property).
Oct. 19, 1984

3400535 Assignment of Rents and Leases from LaSalle National Bank, as Trustee under Trust Number 107961 (Borrower) and SCC Lot 456 Venture, an Illinois Limited Partnership (Beneficiary) (Borrower and Beneficiary herein called (Assignor) to Abacus Mortgage Investment Company, a Delaware corporation (Assignee) wherein Assignor bargains, sells, transfers, assigns, conveys, sets over and delivers unto Assignee all right, title and interest in, to and under all leases of foregoing premises described in Exhibit A attached hereto and made a part hereof together with all future leases and all rents, income and profits which may now or hereafter be or become due under said Leases, etc., under terms, covenants and agreements herein set forth. For particulars see Document.
Oct. 19, 1984

3400536 Memorandum of Purchase and Sale Agreement between LaSalle National Bank, a national banking association, as Trustee under Trust Number 107961 (Seller) and Phoenix Mutual Life Insurance Company, specially chartered Connecticut corporation (Buyer) wherein Seller has agreed to sell to Buyer, and Buyer has agreed to purchase from Seller foregoing premises described in Exhibit A attached hereto, under terms and conditions herein set forth. For particulars see Document. (Exhibits B and C attached).
Oct. 19, 1984

3400537 FINANCING STATEMENT: SCC Lot 456 Venture, an Illinois Limited Partnership, Debtor, Abacus Mortgage Investment Company, Secured party. Lists fixtures affixed to foregoing premises. For particulars see Document. (Exhibits A and B attached).
Oct. 19, 1984

3406405 Plat of Vacation by Commonwealth Edison Company and Illinois Bell Telephone Company vacating easements over part of Lots 4, 5 and 6 in Schaumburg Center for Commerce Unit 2 as shown herein. For particulars see Document.
Nov. 21, 1984

Subject to building set back line as shown on Plat registered as Document Number 3406406.

Subject to easement for ingress and egress as shown on Plat registered as Document Number 3406406.

Subject to easement for sidewalk and public utilities as shown on Plat registered as Document Number 3406406.

Subject to bicycle path as shown on Plat registered as Document Number 3406406.

Subject to public utility and drainage easements contained on Plat registered as Document Number 3406406 in favor of Cablenet of Illinois Incorporated, Illinois Bell Telephone Company, Commonwealth Edison Company, Northern Illinois Gas Company and the Village of Schaumburg, their respective successors and assigns, for serving foregoing premises with electric, communications, gas, sewer and water services, etc., as herein reserved and granted. For particulars see Document.

3413396 Easement Disclaimer by Northern Illinois Gas Company disclaiming all its right, title and interest in and to utility easement set forth, granted and reserved on the Plat of Subdivision registered as Document Number 3224846 as to that part of foregoing premises. For particulars see Document.
Jan. 7, 1985

3426080 Release Deed in favor of LaSalle National Bank, as Trustee under Trust Number 107961. Releases Document Numbers 3400534 and 3400535. (Legal Description Rider as Exhibit A attached).
Mar. 22, 1985

3426081 TERMINATION STATEMENT. Wherein the Secured Party certifies that the secured party no longer claims a security interest under Financing Statement registered as Document Number 3400537. (Cancels Document Number 3400537 shown supra). (Legal Description Rider as Exhibit A attached).
Mar. 22, 1985

3426082 Declaration by LaSalle National Bank, as Trustee under Trust Number 107961 and LaSalle National Bank, as Trustee under Trust Number 54397 granting unto each other, their successors and assigns, a perpetual easement for pedestrian and vehicular ingress and egress, etc. over that part of property described herein; subject to the terms and conditions herein set forth. For particulars see Document. (Exhibit A attached). (Affects foregoing premises and other property).
Mar. 22, 1985

3426084 Trustee's Deed in favor of Phoenix Mutual Life Insurance Company, a specially chartered Connecticut corporation. Conveys foregoing premises. (Legal Description Rider as Exhibit A attached). (Conveys Land only). (Cancels Document Number 3400536).
Mar. 22, 1985

3426085 Memorandum of Lease by and between Phoenix Mutual Life Insurance Company, a specially chartered Connecticut corporation (Landlord) and LaSalle National Bank, a national banking association (Tenant) leasing premises described in Exhibit A attached hereto and made a part hereof for a term of Fifty Five (55) years commencing on the 21st day of March, 1985 and terminating on the 20th day of March, 2040, under terms, conditions, covenants and agreements herein set forth. For particulars see Document.
Mar. 22, 1985

3426086 Open-End Mortgage, Assignment of Rents and Leases, and Security Agreement from LaSalle National Bank, a national banking association, as Trustee under Trust Number 107961 to Phoenix Mutual Life Insurance Company, a specially chartered Connecticut corporation, to secure note in the sum of $1,950,000.00 payable as therein stated, under terms, covenants and agreements herein contained. For particulars see Document. (Exhibits A and B attached).
Mar. 22, 1985

3426087 Conditional Assignment of Rents and Leases from LaSalle National Bank, a national banking association, as Trustee under Trust Number 107961 (Assignor) and SCC Lot 456 Venture (Beneficiary) to Phoenix Mutual Life Insurance Company, a specially chartered Connecticut Corporation (Assignee) wherein Assignor bargains, sells, transfers, assigns, conveys, sets over and delivers unto Assignee all right, title and interest in, to and under all leases or subleases of the premises described in Exhibit A attached hereto and made a part hereof, together with all future leases or subleases hereinafter entered into by Assignor and all rents, income and profits which may now or hereafter be or become due under said Leases, etc. For particulars see Document.
Mar. 22, 1985

3426088 FINANCING STATEMENT: LaSalle National Bank, as Trustee under Trust Number 107961, Debtor, Phoenix Mutual Life Insurance Company, Secured party. Lists fixtures affixed to foregoing premises. For particulars see Document. (Exhibits A and B attached).
Mar. 22, 1985

3426089 FINANCING STATEMENT: SCC Lot 456 Venture, Debtor, Phoenix Mutual Life Insurance Company, Secured party. Lists fixtures affixed to foregoing premises. For particulars see Document. (Exhibits A and B attached). Mar. 22, 1985

3527499 Agreement of Termination of Lease by and between Phoenix Mutual Life Insurance Company, a specially chartered Connecticut corporation (Landlord) and LaSalle National Bank, a national banking association, as Trustee under Trust Number 107961 (Tenant) terminating Lease registered as Document Number 3426085. For particulars see Document.
July 1, 1986

3527500 Quit Claim Deed in favor of LaSalle National Bank, a national banking association, as Trustee under Trust Number 111078. Conveys foregoing premises. (Conveys Land only).
July 1, 1986

3527501 Trustee's Deed in favor of LaSalle National Bank, as Trustee under Trust Number 111078. Conveys foregoing premises. (Legal Description attached). (Conveys Building only). (Cancels Document Number 3400536).
July 1, 1986

3527504 Mortgage from LaSalle National Bank, as Trustee under Trust Number 111078 to Bankers Life Company, an Iowa corporation, to secure note in the sum of $7,000,000.00, payable as therein stated. For particulars see Document. (Exhibits A and B attached). (Affects foregoing premises and other property).
July 1, 1986

3527505 Assignment of Lease and Rents from LaSalle National Bank, as Trustee under Trust Number 111078 and King Venture, an Illinois limited partnership (Assignors) to Bankers Life Company, an Iowa corporation (Assignee) wherein Assignors bargains, sells, transfers, assigns, conveys, sets over and delivers unto Assignee all rights under leases described in Exhibit B attached hereto and made a part hereof and all other leases now existing and all future leases, together with all rents, income and other payments which may now or hereafter be or become due under said Leases, etc For particulars see Document. (Legal Description Rider as Exhibit A attached).
July 1, 1986

3656370 Release Deed in favor of LaSalle National Bank, a National Banking Association, as Trustee under Trust Number 107961. Releases Document Number 3426086.
Oct. 2, 1987

3656371 Release Deed in favor of LaSalle National Bank, a national banking association, as Trustee under Trust Number 107961. Releases Document Number 3426087. (Legal Description Rider attached).
Oct. 2, 1987

3656372 TERMINATION STATEMENT: Wherein the Secured Party certifies that the secured party no longer claims a security interest under Financing Statement registered as Document Number 3426088. (Cancels Document Number 3426088 shown supra). (Legal Description Rider attached).
Oct. 2, 1987

3656373 TERMINATION STATEMENT: Wherein the Secured Party certifies that the secured party no longer claims a security interest under Financing Statement registered as Document Number 3426089. (Cancels Document Number 3426089 shown supra). (Legal Description Rider attached).
Oct. 2, 1987

3795290 Sworn Copy of Certificate of Purchase by Stanley T. Kusper, Jr., County Clerk, certifying that on February 18, 1988, First Lien Co. purchased General Taxes for the year 1986 in the sum of $96,101.16. (Attached is direction to register Document Number 3795290 on Certificate Number 1108653).
May 17, 1989

4023808 Sworn Copy of Certificate of Purchase by David D. Orr, County Clerk, certifying that on February 20, 1991, QTS Corp. purchased General Taxes for the year 1989 in the sum of $119,642.59. (Attached is direction to register Document Number 4023808 on Certificate Numbers 1108653 and 1176102).
Mar. 24, 1991