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After recording, return to:

Lillig & Thorsness, Ltd.
1900 Spring Road, Suite 200
Oak Brook, Illinois
Attn: Gregory F. Smith, Esq.



Doc#: 0409048181
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/30/2004 04:09 PM Pg: 1 of 4

Send Subsequent Tax Bills to:

Premises Group, L.L.C.
17 W 635 Butterfield Road, Suite 320
Oakbrook Terrace, Illinois 60181-4001
Attn: Robert C. Bourke, Director

SPECIAL WARRANTY DEED (ILLINOIS)

GREAT LAKES REIT, L.P., a Delaware limited partnership ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration paid by LP 308, LLC, an Illinois limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, as GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of that certain lot, tract or parcel of land situated in Cook County, Illinois, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the ("Property")).

For the same consideration recited above, Grantor hereby BARGAINS, SELLS and TRANSFERS, without warranty, express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Property and abutting or immediately adjacent properties, and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or immediately adjacent to the Property.

This conveyance is made subject and subordinate to the encumbrances and exceptions ("Permitted Exceptions") described in Exhibit "B" attached hereto and incorporated herein by reference for all purposes, but only to the extent they affect or relate to the Property, and without limitation or expansion of the scope of the special warranty herein contained.

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TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, 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, all and singular, the Property, subject to the Permitted Exceptions, 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.

EXECUTED as of the 26th day of March, 2004.

GRANTOR:

Great Lakes REIT, L.P., a Delaware limited partnership
By: Great Lakes REIT, a Maryland real estate investment trust, its sole general partner

By: Adam E. Berman
Adam E. Berman, Senior Vice-President

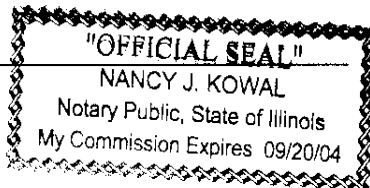
STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

I, a notary public, in and for the County and the State aforesaid, do hereby certify that Adam E. Berman, the Senior Vice-President of Great Lakes REIT, a Maryland real estate investment trust, the sole general partner of Great Lakes REIT, L.P., a Delaware limited partnership, personally known to me to be the same person whose name is subscribed in the foregoing instrument as such officer, appeared before me this day in person and being first duly sworn by me, acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said corporation, and as the free and voluntary act of said limited partnership for the uses and purpose therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal this 26th day of March, 2004.

Nancy J. Kowal
Notary Public

My commission expires:



This instrument was prepared by:
Adam E. Berman, Esq., Great Lakes REIT, 823 Commerce Drive, Suite 300, Oak Brook, IL 60523

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EXHIBIT A

LEGAL DESCRIPTION

Lot 1 and the west 180.00 feet of Lot 2, in Arlington Park Office Centre, being a subdivision of part of the northwest ¼ of Section 25, and part of the northeast ¼ of Section 26, Township 42 north, range 10, east of the third principal meridian, according to a plat thereof recorded as Document Number 25466742, in Cook County, Illinois.

Property Address: 3550 Salt Creek Lane, Arlington Heights, Illinois

Permanent Index Numbers: 02-26-201-015-0000
02-26-201-021-0000

COUNTY TAX	 COOK COUNTY REAL ESTATE TRANSFER TAX	REAL ESTATE TRANSFER TAX 01668.50 351007
	REVENUE STAMP MAR 30 04 COOK COUNTY RECORDER EUGENE "GENE" MOORE MAYWOOD OFFICE	# 00000024 00000000
STATE TAX	 STATE OF ILLINOIS MAR 30 04 COOK COUNTY	REAL ESTATE TRANSFER TAX 03337.00 FP351024

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EXHIBIT B

PERMITTED EXCEPTIONS

1. 2003 real estate taxes not yet due or payable.
2. Existing unrecorded leases with the following tenants:

Inter-Tel Technologies
Tetra Tech EM, Inc.
Thomson Multimedia
Quality One, Corp.
Westside Mechanical, Inc.
Vector ESP (IL), Inc.
Charter Construction Co.

and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

2. Building line 25 feet on the south line of the land as shown on the plat of subdivision.
3. Easement for public utilities as shown on the plat of subdivision recorded May 23, 1980 as document 25466742.
4. An apparent easement area affecting the hereafter described portion of Lot 2, as shown on the plat of subdivision recorded May 23, 1980 as document number 25466742.
5. Declaration of Covenants, Conditions and Restrictions of Arlington Park Office Centre dated and recorded June 6, 1980 as document number 25479280 executed by American National Bank and Trust Company of Chicago, as Trust Number 45276 et al.

Assignment of Developer's Rights and Duties under said declaration by American National Bank and Trust Company of Chicago, Trust Number 45276 and Magnum 1 and Corporation to MVA Venture, dated July 7, 1981 and recorded July 8, 1981 as document number 25930872.

First Amendment to said declaration dated October 12, 1984 and recorded October 25, 1984 as document number 27310484.

6. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, and/or their successors in interest, for pole lines, conduits and maintenance purposes granted by document 27091938, recorded on May 18, 1981, and the terms and conditions thereof.
7. Acts of Grantee