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Document Prepared By:

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Doc#: 0428719056
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 10/13/2004 11:25 AM Pg: 1 of 5

Upon Recording Return To:

Jerry Richman, Esq.
Weinberg Richmond LLP
333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606-1288

SPECIAL WARRANTY DEED

THE GRANTOR, **KEMPER/PRIME INDUSTRIAL PARTNERS**, an Illinois general partnership, with offices at c/o Prime Group Realty Trust, 77 West Wacker Drive, Suite 3900, Chicago, Illinois 60601 ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER to GRANTEE, **CENTERPOINT CHICAGO ENTERPRISE LLC**, an Illinois limited liability company, with offices at 1808 Swift Drive, Oak Brook, Illinois 60523 ("Grantee") and to its successors and assigns, FOREVER, the real property described in Exhibit A attached hereto and made a part hereof, together with all buildings and other improvements situated thereon, all fixtures and other property affixed thereto and all right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way, subject to the encumbrances described in Exhibit B attached hereto and made a part hereof (hereinafter called the "Permitted Encumbrances").

TO HAVE AND TO HOLD the herein described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor does hereby covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby said property hereby granted is, or may be, in any manner encumbered or charged, except as set forth in the Permitted Encumbrances, and hereby binds itself and its successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its 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, however, to the Permitted Encumbrances.

Permanent Real Estate Number(s): 26-31-303-011-0000; 26-31-303-012-0000; 26-31-303-012-0000; 26-31-303-013-0000; 26-31-303-025-0000; 26-31-303-033-0000

Property Address: 13535 S. Torrence Avenue, Chicago, Illinois

823868202LK
See deed # 1 for Transfer Deed x Stamp


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IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor on this 7th day of October, 2004.

KEMPER/PRIME INDUSTRIAL PARTNERS,
an Illinois general partnership

By: Prime Group Realty, L.P., a Delaware limited partnership, its Managing Partner

By: Prime Group Realty Trust, a Maryland real estate investment trust, as Managing General Partner

By: 
Name: Jeffrey A. Patterson
Title: President and Chief Executive Officer

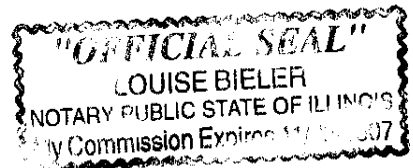
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jeffrey A. Patterson, known to me to be the President and Chief Executive Officer of Prime Group Realty Trust, a Maryland real estate investment trust, the managing general partner of Prime Group Realty, L.P., a Delaware limited partnership, the managing partner of Kemper/Prime Industrial Partners, the general partnership that executed the foregoing instrument, and known to me to be the person who executed the foregoing instrument on behalf of said real estate investment trust, as managing general partner of such limited partnership, as administrative member of such limited liability company, and acknowledged to me that he executed the same in such capacity and that such limited liability company executed the same for the purposes and consideration therein expressed.

Given under my hand and sale of office this 7 day of October, 2004.

Louise Bieler
Notary Public

[Seal] My commission expires: 11/22/07



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 3, 4, 5 AND 17 IN CHICAGO ENTERPRISE CENTER SUBDIVISION RECORDED MAY 25, 1993 AS DOCUMENT NUMBER 93397195, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF THE NEW YORK, CHICAGO AND ST. LOUIS RAILROAD, IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS: CHICAGO ENTERPRISE CENTER 13535 SOUTH TORRENCE CHICAGO, ILLINOIS

PARCEL 2:

LOT 1 PLAT OF CORRECTION OF LOT 1 IN CHICAGO ENTERPRISE CENTER SUBDIVISION RECORDED MAY 25, 1993 AS DOCUMENT NUMBER 93397195, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF THE NEW YORK, CHICAGO AND ST. LOUIS RAILROAD, IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS: CHICAGO ENTERPRISE CENTER 13535 SOUTH TORRENCE CHICAGO, ILLINOIS

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS AS CREATED BY PLAT OF CHICAGO ENTERPRISE SUBDIVISION RECORDED MAY 25, 1993 AS DOCUMENT 93397195 OVER AND ACROSS LOT 17 AND PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 AND 16 IN SAID SUBDIVISION, TOGETHER WITH EASEMENTS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR CHICAGO ENTERPRISE CENTER RECORDED FEBRUARY 2, 1995 AS DOCUMENT 95080794 AS AMENDED BY EASEMENT AGREEMENT AND AMENDMENT TO DECLARATION RECORDED JUNE 14, 1996 AS DOCUMENT NO. 96455750.

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. THE RIGHTS OF TENANTS UNDER THE LEASES AS TENANTS ONLY WITH NO RIGHTS TO PURCHASE EXCEPT AS FOR THE RIGHTS OF THE TENANTS SET FORTH ON EXHIBIT J TO THAT CERTAIN PURCHASE AND SALE AGREEMENT DATED AS OF AUGUST 2, 2004 BY AND BETWEEN GRANTOR AND GRANTEE.
2. ACTS OF THE PURCHASER AND THOSE CLAIMING BY, THROUGH, AND UNDER PURCHASER.
3. REAL ESTATE TAXES AND ASSESSMENTS NOT DUE AND PAYABLE AS OF THE CLOSING.
4. EASEMENT AGREEMENT BETWEEN KEMPER PRIME INDUSTRIAL PARTNERS AND TORRENCE PARTNERS LIMITED PARTNERSHIP DATED JUNE 10, 1996 AND RECORDED MAY 14, 1996 AS DOCUMENT NUMBER 96455750.
5. EASEMENT IN FAVOR OF THE SANITARY DISTRICT OF CHICAGO FOR CONSTRUCTION, RECONSTRUCTION, REPAIR, MAINTENANCE AND OPERATION OF AN INTERCEPTING SEWER, CREATED BY INSTRUMENT RECORDED MARCH 25, 1937 AS DOCUMENT 11968808. LOCATED AS SHOWN ON THE SURVEY (AFFECTS LOTS 5 AND 17 AND PARCEL 3 ONLY)
6. EASEMENT IN FAVOR OF THE SANITARY DISTRICT OF CHICAGO FOR CONSTRUCTION, RECONSTRUCTION, REPAIR, MAINTENANCE AND OPERATION OF AN INTERCEPTING SEWER, CREATED BY INSTRUMENT RECORDED MARCH 25, 1937 AS DOCUMENT 11968812. LOCATED AS SHOWN ON THE SURVEY (AFFECTS LOTS 5 AND 17 AND PARCEL 3 ONLY)
7. EASEMENT FOR RAILROAD PURPOSES OVER PORTIONS OF THE LAND AS DEPICTED ON THE PLAT OF SUBDIVISION RECORDED MAY 25, 1993 AS DOCUMENT 93397195
8. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR CHICAGO ENTERPRISE CENTER RECORDED FEBRUARY 2, 1995 AS DOCUMENT 95080794 AND AMENDMENT THERETO RECORDED AS DOCUMENT 96455750.
9. RIGHTS, IF ANY, OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND LYING WITHIN THE BED OF THE CALUMET RIVER; AND THE RIGHTS OF OTHER OWNERS OF LAND BORDERING ON THE RIVER IN RESPECT TO THE WATER OF SAID RIVER.
10. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 3 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
11. RIGHTS OF THE FOLLOWING LESSEE, AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEE, UNDER AN EXISTING UNRECORDED LEASES: INDUSTRIAL TRANSPORT

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12. TERMS, PROVISIONS AND CONDITIONS OF RELEASE AND EASEMENT AGREEMENT MADE BY AND BETWEEN NORFOLK SOUTHERN RAILWAY COMPANY, KEMPER/PRIME INDUSTRIAL PARTNERS, ENTERPRISE CENTER VII, L.P., ENTERPRISE CENTER VIII, L.P., ENTERPRISE CENTER IX, L.P., ENTERPRISE CENTER X, L.P., DATED AUGUST 23, 1999 AND RECORDED APRIL 26, 2000 AS DOCUMENT 00290464.

(AFFECTS THE LAND AND OTHER PROPERTY)

Property of Cook County Clerk's Office