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This Instrument Prepared by and after Recording Return to:

Brian A. Cohen, Esq.
DLA Piper Rudnick Gray Cary US LLP
257 North LaSalle Street, Suite 1900
Chicago, Illinois 60601-1293



Doc#: 0605534074 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/24/2006 01:14 PM Pg: 1 of 4

Recorder's Box 416



NNNT 010 60191 Cook Co,

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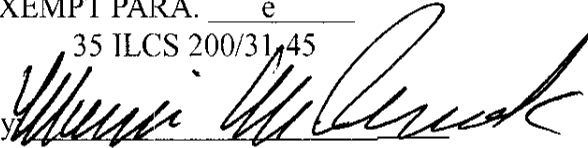
SPECIAL WARRANTY DEED


Grantor, **PARKWAY CORPORATE PLACE, L.L.C.**, a Delaware limited liability company, having its principal address at c/o Romanek Properties, Ltd., 8410 W. Bryn Mawr, Suite 500 Chicago, IL 60631, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by theses presents does REMISE, RELEASE, ALIENATE AND CONVEY to Grantee, **ROMANEK SCHAUMBURG LLC**, a Delaware limited liability company, having its principal address at c/o Romanek Properties, Ltd., 8410 W. Bryn Mawr, Suite 500, Chicago, IL 60631, forever the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject to all covenants, conditions, restrictions, easements, liens, mortgages and other encumbrances of record; hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

EXEMPT PARA. e
35 ILCS 200/31.45

By: 
Name: _____

 2-2-06
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
7469 \$ ~~9~~

Near North National Title
222 N. LaSalle
Chicago, IL 60601

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IN WITNESS WHEREOF, said Grantor executes this Deed as of the 16 day of February, 2006.

PARKWAY CORPORATE PLACE, L.L.C., a Delaware limited liability company

By Maurin M. Rowland

Name: _____

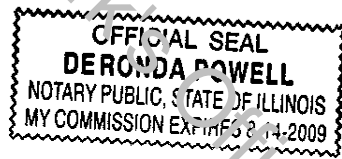
Title: _____

STATE OF Illinois)
) SS
COUNTY OF Cook)

This instrument was acknowledged before me on the 16 day of February, 2006, by Maurin M. Rowland, the Manager of Parkway Corporate Place, L.L.C., a Delaware limited liability company, for the use and purposes therein set forth.

Deronda Powell

Notary Public in and for the State of Illinois



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Exhibit A Legal Description

PIN No. 07-13-101-013-0000

Parcel 1

Lot 2 in Oxford Capital Partner's Resubdivision being a resubdivision of Lot 1 in Anderson's Third Resubdivision, a resubdivision of part of Lot 2 in Anderson's Second Resubdivision, a resubdivision of Anderson's Resubdivision of part of Lot 11 in Anderson's Woodfield Park, a subdivision of part of the Northwest 1/4 of Section 13, Township 41 North, Range 10, East of the Third Principal Meridian, except that part thereof described as follows:

Beginning at the Southwest corner of Lot 2 aforesaid; thence north along the west line of said lot, 20.00 feet; thence Southeasterly to a point on the south line of said lot 20.00 feet east of the southwest corner thereof; thence west, along said south line, 20.00 feet to the point of beginning, in Cook County, Illinois.

Easement Estate Parcel 2:

A permanent, non-exclusive reciprocal easement for vehicular and pedestrian access and parking as described in the Reciprocal Easement Agreement for Access and Parking recorded in document no. 0408918051, Cook County Recorder of Deeds, Cook County, Illinois.

Easement Estate Parcel 3:

A permanent, non-exclusive, irrevocable and perpetual easement for pedestrian and vehicular ingress and egress to and from East Woodfield Road as described in the Easement Agreement recorded in document no. 0010457075, Cook County, Recorder of Deeds, Cook County, Illinois.

*re: 915, 935 and 955 National Parkway
Johannesburg, Illinois*

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Parkway Corporate Place, L.L.C., a Delaware limited liability company

Dated: February 16, 2006

Signature: _____

Grantor or Agent

Subscribed and sworn to before me this 16 day of February, 2006

Notary Public _____



The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Romanek Schaumburg LLC, a Delaware limited liability company

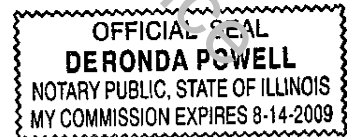
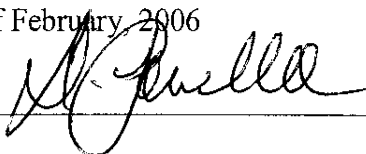
Dated: February 16, 2006

Signature: _____

Grantor or Agent

Subscribed and sworn to before me this 16 day of February, 2006

Notary Public _____



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.