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Document Prepared By, and:
Upon Recording Return To:

M. Christine Graff, Esq.
Winston & Strawn LLP
35 West Wacker
Chicago, Illinois 60601



Doc#: 0700240145 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/02/2007 03:22 PM Pg: 1 of 8

SPECIAL WARRANTY DEED

THE GRANTOR, CONTINENTAL TOWERS ASSOCIATES III, LLC, a Delaware limited liability company, with offices at c/o Prime Group Realty Trust, 77 West Wacker Drive, Suite 3900, Chicago, Illinois 60601 and CONTINENTAL TOWERS, L.L.C., a Delaware limited liability company, with offices at c/o Prime Group Realty Trust, 77 West Wacker Drive, Suite 3900, Chicago, Illinois 60601, jointly and severally, as tenants in common (collectively, "Grantors"), 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, CONTINENTAL TOWERS ASSOCIATES III, LLC, a Delaware limited liability company, with offices at c/o Prime Group Realty Trust, 77 West Wacker Drive, Suite 3900, Chicago, Illinois 60601 ("Grantee") all of 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 bind 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): 08-16-100-034 (part) and 08-16-100-036

Property Address: Continental Towers, 1701 Golf Road, Rolling Meadows, Cook County, Illinois

CITY OF ROLLING MEADOWS, IL REAL ESTATE TRANSFER STAMP	
DATE	12-12-06 \$ 30.00
ADDRESS	1701 GOLF RD
6614	Initial CG

Exempt Under Provisions of Paragraph (e)
Section 31-45, Real Estate Transfer Tax Law.

12/29/06
Date

Buyer, Seller or Representative

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NCS 269448 ang 2 of 012

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IN WITNESS WHEREOF, this Deed is executed by Grantor on this 29th day of December, 2006.

CONTINENTAL TOWERS ASSOCIATES III, LLC, a Delaware limited liability company

By: **CONTINENTAL TOWERS ASSOCIATES II, LLC**, a Delaware limited liability company, its sole member

By: **CTA GENERAL PARTNER, LLC**, a Delaware limited liability company, its Manager


By: **CTA MEMBER, INC.**, a Delaware corporation, its Managing Member

By: 
Name: Yochanan Danziger, by Paul G. Del Vecchio, Attorney-In-Fact
Title: President

CONTINENTAL TOWERS, L.L.C., a Delaware limited liability company

By: **CTA GENERAL PARTNER, LLC**, a Delaware limited liability company, its sole member

By: **CTA MEMBER, INC.**, a Delaware corporation, its Managing Member

By: 
Name: Yochanan Danziger, by Paul G. Del Vecchio, Attorney-In-Fact
Title: President

Property of Cook County Clerk's Office

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STATE OF ILLINOIS

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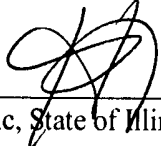
COUNTY OF COOK

This instrument was ACKNOWLEDGED before me on December 29, 2006, by PAUL G. DEL VECCHIO, Attorney-In-Fact for YOCHANAN DANZIGER, the President of CTA MEMBER, INC., a Delaware corporation, as managing member of CTA GENERAL PARTNER, LLC, a Delaware limited liability company, as the manager of CONTINENTAL TOWERS ASSOCIATES II, LLC, a Delaware limited liability company, as the sole member of CONTINENTAL TOWERS III, LLC, a Delaware limited liability company, on behalf of said limited liability company.

[S E A L]

My Commission Expires:

9/20/10



Notary Public, State of Illinois

Heather A. Tautkus

Printed Name of Notary Public



STATE OF ILLINOIS

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§
§

COUNTY OF COOK

This instrument was ACKNOWLEDGED before me on December 29, 2006, by PAUL G. DEL VECCHIO, Attorney-In-Fact for YOCHANAN DANZIGER, the President of CTA MEMBER, INC., a Delaware corporation, as managing member of CTA GENERAL PARTNER, LLC, a Delaware limited liability company, as the sole member of CONTINENTAL TOWERS, L.L.C., a Delaware limited liability company, on behalf of said limited liability company.

[S E A L]

My Commission Expires:

9/20/10



Notary Public, State of Illinois

Heather A. Tautkus

Printed Name of Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF ROLLING MEADOWS, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

Parcel 1:

Lot 3 in CASATI-HEISE SUBDIVISION, being a subdivision of part of the Northeast 1/4 of Section 17 and part of the Northwest 1/4 of Section 16, both in Township 41 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois according to the plat thereof recorded December 27, 1988 as Document Number 88592766, in Cook County, Illinois.

Parcel 2:

That part of Lot 1 in CASATI-HEISE SUBDIVISION, being a subdivision of part of the Northeast 1/4 of Section 17 and part of the Northwest 1/4 of Section 16, both in Township 41 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois according to the plat thereof recorded December 27, 1988 as Document Number 88592766 bounded by a line described as follows: Beginning at the northeast corner of said Lot 1; thence South 06 Degrees 09 Minutes 30 Seconds West, along an east line of said Lot 1, a distance of 156.16 feet; thence South 58 Degrees 17 Minutes 03 Seconds East, along a northerly line of said Lot 1, a distance of 152.90 feet; thence North 20 Degrees 09 Minutes 00 Seconds East, along a west line of said Lot 1, a distance of 10.29 feet; thence South 69 Degrees 51 Minutes 00 Seconds East, along a north line of said Lot 1, a distance of 0.83 feet to a point in the southwesterly right of way line of Meijer Drive according to the Plat of Dedication, thereof, recorded December 12, 2002 as Document Number 0021325095; thence southeasterly, along said southwesterly line, along the arc of a curve left, having a radius of 75.00 feet, the chord of which bears South 36 Degrees 52 Minutes 51 Seconds East, an arc distance of 55.06 feet to a point in the easterly most east line of aforesaid Lot 1; thence South 20 Degrees 09 Minutes 00 Seconds West, along said east line, 326.25 feet; thence North 69 Degrees 51 Minutes 00 Seconds West, perpendicular to the last described course, 53.96 feet; thence South 19 Degrees 58 Minutes 13 Seconds West, 301.92 feet; thence North 57 Degrees 41 Minutes 17 Seconds West, 247.73 feet; thence South 32 Degrees 18 Minutes 43 Seconds West, perpendicular to the last described course, 33.31 feet; thence North 57 Degrees 41 Minutes 17 Seconds West, perpendicular to the last described course, 482.82 feet; thence North 32 Degrees 18 Minutes 43 Seconds East, perpendicular to the last described course, 218.53 feet; thence North 57 Degrees 45 Minutes 33 Seconds West, 69.41 feet; thence North 00 Degrees 19 Minutes 35 Seconds East, 245.85 feet to a point in the south line of aforesaid Lot 1, also being the south line of Golf Road (also known as Illinois State Route 58); thence North 89 Degrees 05 Minutes 58 Seconds East, along said north line, 692.03 feet to the point of beginning, all in Cook County, Illinois.

Parcel 3:

Easements appurtenant to and for the benefit of Parcels 1 and 2, as created and granted and set forth in easement agreement dated as of September 23, 1977 and recorded October 10, 1978 as Document Number 24662689 and as amended by Amendment to Easement Agreement dated as of May 15, 1980 and recorded June 10, 1980 and recorded as Document Number 25482426 upon, over, and under portions of Lots 1 to 6, inclusive, in Heise's Subdivision, a subdivision of part of the Northwest 1/4 of Section 16, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, according

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to the plat thereof recorded December 23, 1977 as Document 24119807 and also over, upon and under portions of that part of the Northeast 1/4 of Section 17, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois described as follows:

Commencing at the Northeast Corner of the Northeast 1/4 of Section 17; thence Southerly along the east line of said Northeast 1/4 of Section 17, a distance of 80.0 feet to the southerly right-of-way of Golf Road (State Route 58), as dedicated and recorded September 24, 1929 as Document Numbers 10488005 and 10488006; thence South 89 Degrees, 08 Minutes West along said southerly right-of-way of Golf Road (State Route 58), 691.05 feet for a Point of Beginning; Thence South 0 Degrees, 52 Minutes East, 265.0 feet; thence South 89 Degrees, 08 Minutes West parallel with said southerly right -of-way of Golf Road (State Route 58) 196.11 feet; thence North 0 Degrees, 27 Minutes, 20 Seconds East parallel with the west line of Schwake's Subdivision recorded August 11, 1970 as Document 21235091, now vacated, 265.07 feet to said southerly right-of-way of Golf Road (State Route 58); thence North 89 Degrees, 08 Minutes East, along said southerly right-of-way of Golf Road (State Route 58), 190.0 feet to the Point of Beginning, all in Cook County, Illinois, for the operation, maintenance, repair, replacement, relocation and removal of a water supply line, sewer and other utilities.

Parcel 4:

Easements appurtenant to and for the benefit of Parcels 1 and 2, as created and granted and set forth in Reciprocal Easement and Common Wall Agreement dated as of September 23, 1977 and recorded October 10, 1978 as Document Number 24662688 and as amended by Agreement thereto dated as of November 21, 1979 and recorded December 17, 1979 and recorded as Document Number 25284791 upon and under portions that part of the Northeast 1/4 of Section 17, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois described as follows:

Commencing at the Northeast Corner of the Northeast 1/4 of Section 17; thence Southerly along the east line of said Northeast 1/4 of Section 17, a distance of 80.0 feet to the southerly right-of-way of Golf Road (State Route 58), as dedicated and recorded September 24, 1929 as Document Numbers 10488005 and 10488006; thence South 89 Degrees, 08 Minutes West along said southerly right-of-way of Golf Road (State Route 58), 691.05 feet for a Point of Beginning; Thence South 0 Degrees, 52 Minutes East, 265.0 feet; thence South 89 Degrees, 08 Minutes West parallel with said southerly right -of-way of Golf Road (State Route 58) 196.11 feet; thence North 0 Degrees, 27 Minutes, 20 Seconds East parallel with the west line of Schwake's Subdivision recorded August 11, 1970 as Document 21235091, now vacated, 265.07 feet to said southerly right-of-way of Golf Road (State Route 58); thence North 89 Degrees, 08 Minutes East, along said southerly right-of-way of Golf Road (State Route 58), 190.0 feet to the Point of Beginning, all in Cook County, Illinois, for the operation, maintenance, repair, replacement, relocation and removal of a water supply line, sewer and other utilities.

Common address: Continental Towers, 1701 Golf Road, Rolling Meadows, Illinois

PINS: 08-16-100-034 (part) and 08-16-100-036

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes not yet due and payable.
2. Rights of the public, the State of Illinois, the Village of Rolling Meadows and other applicable governmental authorities and public utility companies in and to any part of the real estate falling in roads or highways, streets or alleys, or other public rights of way or easements.
3. Easements, covenants, conditions, restrictions and agreements of record.
4. Rights-of-way for drainage tiles, ditches, feeders and laterals, if any.
5. Matters which would be shown on an ALTA plat of survey of the real estate.
6. All other documents of record, including, but not limited to, documents evidencing mortgage loans encumbering the real estate.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 either entity recognized as a person and authorized to do business or acquire title to real estate under laws of the State of Illinois.

Dated December 29, 2006

Signature: Jared R. Feehan
Grantor or Agent

Subscribed and sworn to before me
by the said Jared R. Feehan
this 29th day of December, 2006.



Notary Public [Signature]

The grantee or his 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.

Dated December 29, 2006

Signature: Jared R. Feehan
Grantee or Agent

Subscribed and sworn to before me
by the said Jared R. Feehan
this 29th day of December, 2006.



Notary Public [Signature]

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 or 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.]

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PLAT ACT AFFIDAVIT

(File with the Recorder of Deeds of Cook County, Illinois)
State of Illinois
County of Cook

Paul G. Del Vecchio, being duly sworn on oath, states that he resides at c/o Prime Group Realty Trust, 77 West Wacker Drive, Suite 3900, Chicago, Illinois 60601 and that the attached deed is not in violation of 765 ILCS 205/1.1(b) for one of the following reasons:

1. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).
2. THE DIVISION OF SUBDIVISION OF LAND INTO PARCELS OR TRACTS OF 5 ACRES OR MORE IN SIZE WHICH DOES NOT INVOLVE ANY NEW STREETS OR EASEMENTS OF ACCESS.
3. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The Conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyance made to correct descriptions in prior conveyances
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements or access.
10. The sale of a single lot of less than 5 acres from a larger tract when survey is made by a registered surveyor, provided that there has been no sale prior to this sale of any lot or lots from the said larger tract having taken place since October 1, 1973.

(UNDERLINE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED)

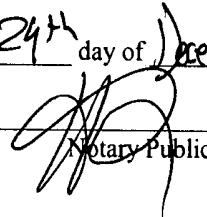
Affidavit further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

State of Illinois)
) ss
County of Cook)



Signature

Subscribed and sworn to before me this

24th day of December 2006.


Notary Public

