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**SPECIAL WARRANTY
DEED ILLINOIS
STATUTORY**



0712233189D

Doc#: 0712233189 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/02/2007 01:52 PM Pg: 1 of 4

THIS AGREEMENT, made this 24th day of April, 2007, between Lowe's Home Centers, Inc., a corporation created and existing under and by virtue of the laws of the State of Tennessee and duly authorized to transact business in the State of Illinois, ("Grantor"), and OPP I, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantee"), whose address is 707 Skokie Boulevard, Suite 400, Northbrook, IL 60062.

WITNESSETH, that the Grantor, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and incorporated herein.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, 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 Grantor, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject only all applicable building and zoning ordinances and to those matters set forth on Exhibit B attached hereto and incorporated herein.

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J

Box 400-CTCC

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Permanent Real Estate Number(s): 27-15-300-003-0000; 27-15-302-033-0000

Address(es) of real estate: 156th & La Grange Rd

IN WITNESS WHEREOF, Grantor has caused its name to be signed below on the day and year first above written.

Lowe's Home Centers, Inc.

By: Gary E. Wyatt *RBP*

Title: Senior Vice President *WLA*

STATE OF NORTH CAROLINA)

) ss.

COUNTY of WILKES)

The foregoing Deed was sworn to and acknowledged before me on April 25, 2007 by Gary E Wyatt as Senior Vice President of Lowe's Home Centers, Inc., a North Carolina corporation, on behalf of the corporation.

MELISSA RICHARDSON
Notary Public, North Carolina
Wilkes County
My Commission Expires
February 20, 2012

Melissa Richardson

Notary Public

Commission expires 2/20/2007 ²⁰¹²

This Instrument was prepared by:


Jason D. Sapp
Lewis, Rice & Fingersh, L.C.
500 N. Broadway, Suite 2000
St. Louis, Missouri 63102
(314) 444-7600


After Recording Return To:

Tracy Wolfe
Freeborn & Peters LLP
311 S. Wacker Drive, Suite 3000
Chicago, IL 60606

Taxpayer information:

OPP I, L.L.C.
Attn: Doug Johnson
770 Skokie Boulevard
Northbrook, IL 60062

STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
	
MAY -1.07	
# 0000007472	03957.50
	FP 103024
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

COOK COUNTY	
COUNTY TAX	REAL ESTATE TRANSACTION TAX
	
MAY -1.07	
# 0000005510	01978.75
	FP 103022
REVENUE STAMP	

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EXHIBIT A

Legal Description

Parcel 1

Lot 2 of the of the Final Plat of Lowe's Orland Park Subdivision, being a subdivision of the Southwest quarter and Northwest quarter of Section 15, Township 36 North, Range 12 East of the third principal meridian, according to the plat thereof recorded June 24, 2005, as document number 0517503092 in the office of the Recorder of Deeds, Cook County, Illinois.

Parcel 2

That part of Lot 5 in Lowe's Orland Park Subdivision, being a subdivision of the Southwest quarter and Northwest quarter of Section 15, Township 36 North, Range 12 East of the third principal meridian described as follows: Beginning at the Southwest corner of Lot 6 in Lowe's Orland Park Subdivision according to the plat recorded June 24, 2005 as Document No. 0517503092; thence South 89 degrees 59 minutes 33 seconds East along the south line of said Lot 6, a distance of 431.25 feet to a point of non-tangency; thence southerly along a curve, concave to the northwest, having a radius of 467.00 feet, an arc distance of 113.22 feet to a point of reverse curvature, the chord of said arc having a length of 112.94 feet and a bearing of South 21 degrees 09 minutes 25 seconds West; thence southerly along a curve, concave to the southeast, having a radius of 533.00 feet, an arc of distance of 99.35 feet to a point of non-tangency, the chord of said arc having a length of 99.20 feet and a bearing of South 22 degrees 45 minutes 45 seconds West; thence North 89 degrees 59 minutes 33 seconds West, a distance of 352.13 feet to the easterly line of Illinois State Route 45 (Lagrange Road); thence North 0 degrees 0 minutes 27 seconds East along said easterly line, a distance of 196.81 feet to the point of beginning, in Cook County, Illinois.

Parcel 3

That part of Lot 5 in Lowe's Orland Park Subdivision, being a subdivision of the Southwest quarter and Northwest quarter of Section 15, Township 36 North, Range 12 East of the third principal meridian described as follows: Commencing at the Southwest corner of Lot 6 in Lowe's Orland Park Subdivision according to the plat recorded June 24, 2005 as document No. 0517503092; thence South 0 degrees 0 minutes 27 seconds West along the easterly line of Illinois State Route 45 (Lagrange Road), a distance of 196.81 feet to the point of beginning; thence South 89 degrees 59 minutes 33 seconds East, a distance of 352.13 feet to a point of non-tangency; thence southerly along a curve, concave to the southeast, having a radius of 533.00 feet, an arc of distance of 162.01 feet to a point of tangency, the chord of said arc having a length of 161.39 feet and a bearing of South 8 degrees 42 minutes 55 seconds West; thence South 0 degrees 0 minutes 27 seconds West, a distance of 32.26 feet; thence North 89 degrees 59 minutes 33 seconds West, a distance of 327.70 feet to said easterly line of Illinois State Route 45 (Lagrange Road); thence North 0 degrees 0 minutes 27 seconds East along said easterly line, a distance of 191.79 feet to the point of beginning, in Cook County, Illinois.

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EXHIBIT B

Permitted Exceptions

1. Taxes not yet due and payable.
2. Storm Water Management Easement over Lots 6, 7 and 9 as created by that plat of subdivision recorded June 24, 2005 as Document Number 0517503092.
3. Ingress and Egress and Municipal Public Utilities Easement over, the South 33 feet of Lot 12, the westerly 33 feet of Lot 7 and the easterly 33 feet of Lot 6, the South and East 33 feet of Lot 4, the North 33 and East 33 feet along the most southerly north line of Lot 1 as created by aforesaid subdivision.
4. Building line as shown on the plat of said subdivision as follows: West 35 feet, East 38 feet, North 5 feet and South 10 feet of Lot 2. North, and East 5 feet and the West 35 feet of Lot 5.
5. Easement in favor of the Village of Orland Park, the Commonwealth Edison Company, Ameritec, Nicor Gas and the Cable Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the plat recorded as Document Number 0517503092 as follows: North 5 feet, South 10 feet and West 15 feet of Lot 2. West 15 feet of Lot 5.
6. There shall be no direct access to Route 45 from Lots 2 through 5 and no direct access to 94th Avenue for Lots 7, 11 and 12 as noted on the plat of subdivision recorded as Document Number 0517503092.
7. Easements, terms, provisions, conditions and limitations set forth in the Development Agreement recorded July 28, 2004 as Document 0420839090 relating to zoning, use, plan approval and design standards, storm water retention, detention and storm sewers, water supply, sanitary sewer, easements, utilities, park site, signs and reimbursement.
8. Declaration of Easements, Covenants, Conditions and Restrictions recorded August 3, 2006 as Document 0621542194, granting easements for vehicular and pedestrian ingress and egress, parking, common and separate utility facilities, construction, and self help over areas depicted on "A" attached thereto and relating to use, general construction and development, performance of construction work, compliance, maintenance, taxes, right to cure and the terms, provisions, and conditions set forth therein.