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THIS INSTRUMENT PREPARED BY:

TODD A. BICKEL
WILDMAN HARROLD, ALLEN & DIXON
225 WEST WACKER DRIVE, SUITE 2800
CHICAGO, ILLINOIS 60606

Doc#: 0736233179 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2007 01:55 PM Pg: 1 of 4

AFTER RECORDING THIS INSTRUMENT
SHOULD BE RETURNED TO:

PAUL A. GILMAN
ARONBERG GOLDGEHN DAVIS & GARMISA
330 NORTH WABASH AVENUE, SUITE 3000
CHICAGO, ILLINOIS 60611

SUBSEQUENT TAX BILLS TO BE SENT TO:

1800 McDonough Road Properties, LLC
2007 W. 22nd Street Ste 48
Oak Brook, IL 60523

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of December 13, 2007, from OAKWOOD PROPERTIES GROUP, L.L.C., a limited liability company, created and existing under and by virtue of the laws of the State of Illinois, whose principal office is located at 1260 W. Higgins Road, Hoffman Estates, Illinois 60169, (party of the first part), to 1800 McDonough Road Properties, LLC, an Illinois limited liability company, whose address is 2007 W. 22nd Street, Suite 48, Oak Brook, Illinois 60526 (party of the second part), WITNESSETH, that party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, by party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of party of the first part, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto party of the second part, and to its successors and assigns in Fee Simple forever.

Box 400-CTCC

8422621
D2
D6
1 of 5

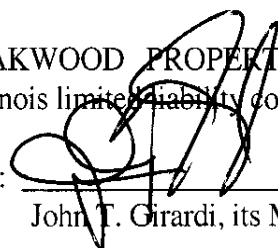
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And party of the first part, for itself, and its successors, does covenant, promise and agree to and with party of the second part, and to its successors and assigns that it has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under party of the first part, subject only to all covenants, restrictions, easements, reservations and other exceptions set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Special Warranty Deed by its Manager the day and year first above written.

OAKWOOD PROPERTIES GROUP, L.L.C., an Illinois limited liability company

By: 
John T. Girardi, its Manager

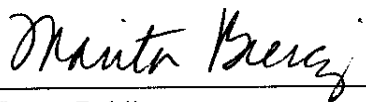
STATE OF ILLINOIS	
	DEC. 27. 07
STATE TAX	REAL ESTATE TRANSFER TAX
# 0000008937	07500.00
	FP 103024
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
	DEC. 27. 07
COUNTY TAX	REAL ESTATE TRANSFER TAX
# 0000006997	03750.00
	FP 103022
REVENUE STAMP	

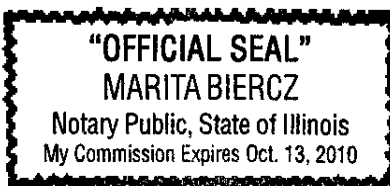
STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that John T. Girardi personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager of Oakwood Properties Group, L.L.C., an Illinois limited liability company, appeared before me and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17th day of December, 2007.


Notary Public

My Commission Expires:



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Exhibit A

Legal Description

PARCEL 1:

THAT PART OF LOT 1 IN POPLAR CREEK SURGICAL CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 1993 AS DOCUMENT NUMBER 93973544, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 29 MINUTES 56 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 501.00 FEET; THENCE SOUTH 62 DEGREES 50 MINUTES 18 SECONDS WEST, A DISTANCE OF 163.71 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 56 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 04 SECONDS WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 56 SECONDS EAST, A DISTANCE OF 125.50 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 04 SECONDS WEST, A DISTANCE OF 202.46 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 56 SECONDS EAST, A DISTANCE OF 218.75 FEET TO TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE NORTH 50 DEGREES 00 MINUTES 28 SECONDS EAST, ALONG SAID NORTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 312.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 30 MINUTES 04 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 199.99 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 1 IN POPULAR CREEK SURGICAL CENTER SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 1993 AS DOCUMENT NUMBER 93973544 IN COOK COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN POPULAR CREEK SURGICAL CENTER SUBDIVISION RECORDED NOVEMBER 30, 1993 AS DOCUMENT NUMBER 93973544 IN SAID COOK COUNTY; THENCE SOUTH 00 DEGREES 29 MINUTES 56 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF McDONOUGH ROAD, A DISTANCE OF 501.00 FEET; THENCE SOUTH 62 DEGREES 50 MINUTES 18 SECONDS WEST, A DISTANCE OF 163.71 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 56 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 04 SECONDS WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 56 SECONDS EAST TO THE POINT OF BEGINNING, A DISTANCE OF 120.50 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 04 SECONDS WEST, A DISTANCE OF 210.66 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 56 SECONDS EAST, TO THE NORTHWESTERLY LINE OF SAID LOT 1 A DISTANCE OF 216.75 FEET; THENCE NORTH 50 DEGREES 00 MINUTES 28 SECONDS EAST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 10.78 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 56 SECONDS WEST, A DISTANCE OF 218.75 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 04 SECONDS EAST, A DISTANCE OF 202.46 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 56 SECONDS WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Pins: 06-09-200-016, 06-09-200-018 and 06-09-200-019
Address: 1800 McDonough Road, Hoffman Estates, IL

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Exhibit B

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.
2. EXISTING UNRECORDED LEASE IN FAVOR OF THE NATIONAL BANK DATED DECEMBER 8, 2006 AS DISCLOSED BY INSTRUMENT RECORDED APRIL 25, 2007 AS DOCUMENT 0712033035, AND ALL RIGHTS THEREUNDER OF THE LESSEE AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEE.
3. BUILDING LINE 30 FEET ALONG THE NORTH AND EAST LINES OF THE LAND, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 93973544.
4. EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY AND VILLAGE OF HOFFMAN ESTATES, 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/FILED AS DOCUMENT NO. 93973544, AFFECTING THE AREA AS SHOWN ON PLAT OF THE LAND.
5. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
6. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
7. TEN FOOT PROPOSED LANDSCAPE EASEMENT AS DISCLOSED BY SURVEY NO. 2007-2559-1 PREPARED BY UNITED SURVEY SERVICE, LLC DATED NOVEMBER 13, 2007.
8. ENCROACHMENT OF THE PARKING SPACES LOCATED MAINLY ON THE LAND ONTO THE PROPOSED LANDSCAPE EASEMENT AS SHOWN ON PLAT OF SURVEY NUMBER 2007-2559-1 PREPARED BY UNITED SURVEY SERVICE, LLC DATED NOVEMBER 13, 2007.

