

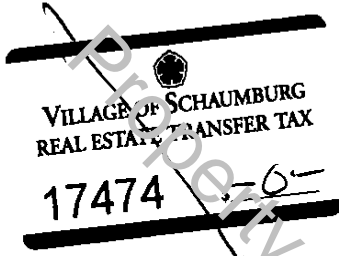
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This instrument was prepared by and after recording return to:

Holland & Knight LLP
131 S. Dearborn St, 30th Floor
Chicago, Illinois 60603
ATTN: Francis L. Keldermans, Esq.



Doc#: 1100533029 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/05/2011 08:49 AM Pg: 1 of 9



see only.

WARRANTY DEED DEED IN LIEU OF FORECLOSURE

Remington Business Centre, L.L.C., an Illinois limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by M3857, LLC, an Illinois limited liability company ("Grantee"), whose mailing address is 6111 N. River Road, Rosemont, Illinois 60018, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, SELL, AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

The Warranty Deed is given by Grantor as a deed in lieu of foreclosure. It is the purpose and intent of Grantor and Grantee that the interests of Grantee shall not merge with the interests of Grantor, as Bank under that certain Mortgage dated May 9, 2007, made by Grantor in favor of Grantee and recorded with the Recorder of Deeds in Cook County, Illinois on May 30, 2007 as Document No. 0715033054.

[Signature Page Follows]

Box 400-CTCC

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EXECUTED this 17th day of December, 2010.

Remington Business Centre, L.L.C.,
an Illinois limited liability company

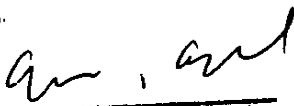
By: 
Name: James Sharpe
Title: Manager

Property of Cook County Clerk's Office

COOK COUNTY RECORDER OF DEEDS SCANNED BY _____

Exempt under provisions of Paragraph L+M, Section 4,
Real Estate Transfer Tax Act.

12-17-10
Date


Buyer Seller or Representative

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STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, Karen Storc, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** James Sharpe, the Manager of Remington Business Centre, L.L.C., who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17th day of December, 2010.

Karen Storc
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOT 1 IN REMINGTON CENTRE SUBDIVISION, BEING A RESUBDIVISION OF LOT 6 IN THE RESUBDIVISION OF PART OF OUT LOT "F" IN SCHAUMBURG INDUSTRIAL PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT HEREOF RECORDED MAY 21, 2 007 AS DOCUMENT 0714116058, IN COOK COUNTY, ILLINOIS.

Property Address: 1105 Remington Road, Schaumburg, Illinois

Tax Parcel No.: 07-12-300-~~00~~035-0000

07-12-300-035-0000

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EXHIBIT B

1. REAL ESTATE TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS NOT YET DUE OR PAYABLE.
2. MORTGAGE DATED JUNE 8, 2006 AND RECORDED JUNE 13, 2006 AS DOCUMENT NO. 2006096598 MADE BY BASSWOOD 2001 LLC HG CROSSING 2004 LLC AND SHARPE FAMILY 2004 LLC, TO MB FINANCIAL BANK, N.A. TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$5,453,000.00.

MODIFICATION OF LOAN DOCUMENTS RECORDED JUNE 19, 2009 AS DOCUMENT 0917031086.
3. MORTGAGE DATED MAY 9, 2007 AND RECORDED MAY 30, 2007 AS DOCUMENT 0715033054 MADE BY REMINGTON BUSINESS CENTER, L.L.C., A/K/A REMINGTON BUSINESS CENTRE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY TO MB FINANCIAL BANK, N.A. TO SECURE A NOTE FOR \$2,300,000.00.

MODIFICATION OF LOAN DOCUMENTS RECORDED JUNE 16, 2009 RECORDED AS DOCUMENT 0916745093.
4. MORTGAGE DATED AUGUST 30, 2010 AND RECORDED SEPTEMBER 2, 2010 AS DOCUMENT NO. 1024533055 MADE BY REMINGTON BUSINESS CENTRE, L.L.C. TO MB FINANCIAL BANK, N.A. TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$1,000,000.00.
5. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGINAL UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS); CONTAINED IN DECLARATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 18, 1963 AND KNOWN AS TRUST NUMBER 45511, DATED OCTOBER 15, 1963 AND RECORDED OCTOBER 18, 1963 AS DOCUMENT 18945804, RELATING TO THE USE OF THE LAND; TO THE USE, HEIGHT AND LOCATION OF BUILDING AND IMPROVEMENT TO BE ERRECTED ON SAID LAND; TO THE APPROVAL OF BUILDING PLANS, TO LANDSCAPING ON SAID LAND AND MAINTENANCE OF PARKING AREAS; AND PROVIDING THAT OFF STREET PARKING BE PROVIDED AS IN SAID DECLARATION.
6. A 75 FOOT BUILDING LINE, AS SHOWN ON THE PLAT OF SUBDIVISION AFORESAID ON THE WEST LINE OF THE LAND.

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7. A 50 FOOT BUILDING LINE, AS SHOWN ON THE PLAT OF SUBDIVISION AFORESAID ON THE NORTH LINE OF THE LAND.
8. EASEMENT OVER THE LAND NOTED ABOVE FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH GAS SERVICE, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS GRANTED TO THE NORTHERN ILLINOIS GAS COMPANY AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED APRIL 22, 1971 AS DOCUMENT 21457136 AND FILED AS DOCUMENT LR2553256.
9. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE SOUTHWEST 10 FEET OF THE LAND TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION AND ELECTRIC SYSTEMS CONSISTING OF POLES, ANCHORS, MARKERS, TEST-TERMINALS, CONDUITS, MANHOLES, WIRES, CABLES AND ASSOCIATED EQUIPMENT FOR THE TRANSMISSION OF SOUNDS AND SIGNALS, AND HEAT, LIGHT AND POWER BY ELECTRICITY, TOGETHER WITH THE RIGHT OF ACCESS TO THE SAME, INCLUDING THE RIGHT TO CLEAR AND KEEP CLEARED SUCH TREES, ROOTS, BUSHES, AND OTHER OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY, FILED FEBRUARY 6, 1981 AS DOCUMENT LR3201881.
10. EASEMENT AGREEMENT FOR PUBLIC BIKEPATH RECORDED AS DOCUMENT 93679428 OVER THE NORTH 15 FEET OF THE EAST 190 FEET OF THE LAND AND THE TERMS AND CONDITIONS AS SET FORTH THEREIN.
11. EASEMENT IN FAVOR OF ANY ELECTRIC, GAS, TELEPHONE OR TELECOMMUNICATION COMPANY, CABLE T.V. COMPANY AND THE VILLAGE OF SCHAUMBURG, 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 OF REMINGTON CENTRE SUBDIVISION RECORDED MAY 21, 2007 AS DOCUMENT NO. 0714116058.
12. EASEMENT IN FAVOR OF THE VILLAGE OF SCHAUMBURG AND COOK COUNTY, ILLINOIS, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN THE AREAS LABELED AS "DRAINAGE EASEMENT" OR AS "STORMWATER MANAGEMENT EASEMENT", TOGETHER WITH THE RIGHT OF ACCESS TO SAID AREAS AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 0714116058, AFFECTING THE LAND.
13. LOT 1 AND LOT 2 SHALL HAVE SHARED INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS,

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CONDITIONS AND RESTRICTIONS DATED APRIL 23, 2007 BY REMINGTON BUSINESS CENTRE LLC AND RECORDED APRIL 25, 2007 AS DOCUMENT 0711549028 WITH THE COOK COUNTY RECORDER OF DEEDS.

14. ASSIGNMENT OF RENTS RECORDED MAY 30, 2007 AS DOCUMENT NO. 0715033055 MADE BY REMINGTON BUSINESS CENTER, L.L.C., A/K/A REMINGTON BUSINESS CENTRE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY TO MB FINANCIAL BANK, N.A.

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**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The ^{grantor} 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 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 17, 2010 Signature: *Amanda Schmitt*
~~Grantor or Agent~~

Subscribed and sworn to before me by the

said Agent

this 17th day of December
2010.



Karen Storc
Notary Public

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 _____, _____ Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the

said _____

this ____ day of _____

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.]

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STATEMENT BY GRANTOR AND GRANTEE

The ^{grantor} 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 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 17, 2010 Signature: *Amanda Schmitt*
~~Grantor or Agent~~

Subscribed and sworn to before me by the
said Agent
this 17th day of December
2010.

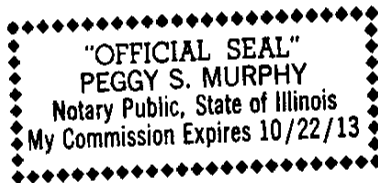


Karen Storc
Notary Public

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 Dec 17, 2010 Signature: *Peggy S. Murphy*
~~Grantor or Agent~~

Subscribed and sworn to before me by the
said *Christina M Duntz*
this 17 day of Dec
2010.



Peggy S. Murphy
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.]