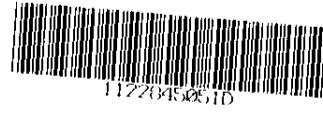


UNOFFICIAL COPY

RECORDED AT THE
REQUEST OF, AND WHEN
RECORDED MAIL TO:

Colette A. Dafoe, Esq.
Nixon Peabody LLP
401 Ninth Street, N.W.
Suite 900
Washington, DC 20004-2128



Doc#: 1122845051 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/16/2011 03:22 PM Pg: 1 of 7

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

SPLCIAL WARRANTY DEED IN LIEU OF FORECLOSURE

THIS SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE (this "Deed"), is made and entered into as of ~~July~~^{July} 12, 2011, by and between **2305-2315 ENTERPRISE DRIVE HOLDINGS, LLC**, a Maryland limited liability company having a mailing address of c/o CWCapital Asset Management LLC, 7501 Wisconsin Avenue, Suite 500 West, Bethesda, MD 20814 ("Grantee"), and **2305 ENTERPRISE DRIVE, L.L.C.**, a Delaware limited liability company, having an address at c/o Prine Group Realty Trust, 330 N. Wabash Avenue, Suite 2800, Chicago, Illinois ("Grantor").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's heirs 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 hereby made a part hereof.

And the Grantor, for itself, and its successors, does covenant, promise and agree, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the Permitted Exceptions, as defined in that certain Agreement for Deed in Lieu of Foreclosure dated as of ~~July~~^{AUG} 12, 2011, by and among the Grantor and U.S. Bank National Association, as Trustee, successor to Wells Fargo Bank, N.A., as Trustee for the registered holders of GE Capital Commercial Mortgage Corporation, Commercial Mortgage Pass-Through Certificates, Series 2001-2 ("Mortgagee").

Neither Grantor nor Grantee intends that the interest of Mortgagee under that certain Mortgage and Security Agreement dated as of January 10, 2000 (the "Original Mortgage") recorded with the Cook County Recorder of Deeds (the "Registry") as Document No. 00035764 or that certain Loan Modification Agreement and Amendment to Mortgage and Security Agreement dated as of February 27, 2001 ("Modification Agreement" together with the Original

8850717 D1 CB

COOK COUNTY RECORDER OF DEEDS
Village of...
8-16-11

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Mortgage as the "Mortgage") recorded with the Registry as Document No. 0010158234 shall merge as a result of the conveyance of the Property to Grantee or a result of any other provision contained herein or in any other agreement between the parties hereto. Grantor and Grantee hereby specifically acknowledge and agree that Mortgagee, as the mortgagee and/or secured party, preserves its right to enforce all remedies under the Mortgage or otherwise available to it in connection with the liens and security interests created thereunder and that the Property may be conveyed by Grantee subject to those liens and security interests without the liens having been extinguished or otherwise adversely affected by Grantee having held title to the Property. The Mortgage remains an encumbrance against the Property to the full extent of the indebtedness secured thereby or referenced therein and shall not merge with the fee simple title to the Property, even if held by the mortgagee thereunder.

This Deed is an absolute conveyance and is not intended as a mortgage, trust conveyance or security of any kind, Grantor having conveyed the Property to Grantee for fair and adequate consideration.

[Signatures Follow]

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IN WITNESS WHEREOF, Grantor has executed this Deed the day and year first above written.

2305 Enterprise Drive, L.L.C., a Delaware limited liability company

By: PGR Finance XXI, L.L.C., a Delaware limited liability company, its administrative member

By: Prime Group Realty, L.P., a Delaware limited partnership, its sole member

By: Prime Group Realty Trust, a Maryland real estate investment trust, its managing member

By: [Signature]
Name: _____
Title: JEFFREY A. PATTERSON
PRESIDENT AND CHIEF EXECUTIVE OFFICER

Property of Cook County Notary Office

STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for County and State aforesaid, do hereby certify that Jeffrey A. Patterson the President / CEO of Prime Group Realty Trust, a Maryland real estate investment trust, managing member of Prime Group Realty, L.P., a Delaware limited partnership, sole member of PGR Finance XXI, L.L.C., a Delaware limited liability company, the administrative member of 2305 Enterprise Drive, L.L.C., a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President / CEO, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act on behalf of said entity(ies), for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25th day of July, 2011.



[Signature]
Notary Public

My Commission Expires: 5-4-13

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTHERLY 75.50 FEET OF LOT 1 IN ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 4, 1989 AS DOCUMENT 89357915, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 4, 1989 AS DOCUMENT 89357915, (EXCEPT TRACT A, TRACT B, TRACT C AND TRACT D), DESCRIBED AS FOLLOWS:

EXCEPTION TRACT A:

THE SOUTHERLY 67.00 FEET OF THE WESTERLY 201.39 FEET (AS MEASURED THE SOUTHERLY LINE) OF LOT 2 IN ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 4, 1989 AS DOCUMENT 89357915;

EXCEPTION TRACT B:

THE SOUTHERLY 67.00 FEET OF THE EASTERLY 255.08 FEET (AS MEASURED ALONG THE SOUTHERLY LINE) OF LOT 2 IN ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 4, 1989 AS DOCUMENT 89357915;

EXCEPTION TRACT C:

THE NORTHERLY 32.50 FEET OF THE WESTERLY 217.00 FEET OF LOT 2 IN ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 4, 1989 AS DOCUMENT 89357915;

EXCEPTION TRACT D:

THE NORTHERLY 32.50 FEET TO THE EASTERLY 205.83 FEET (AS MEASURED ALONG THE NORTHERLY LINE) OF LOT 2 IN ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 4, 1989 AS DOCUMENT 89357915) ALL IN COOK COUNTY, ILLINOIS.

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P.I.N.: 15-30-205-003-0000

THIS TRANSFER IS EXEMPT UNDER THE
PROVISIONS OF PARAGRAPH (I), SECTION
31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

Mail tax bills to:

2305-2315 Enterprise Drive
Westchester, Illinois 60154-5802

Property of Cook County Clerk's Office

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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 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 7/18/11, _____ Signature: *Victoria A. Cory*
Grantor or Agent

Victoria A. Cory
Senior Vice President of Loan Administration
Real Estate Tax, and Due Diligence

Subscribed and sworn to before me by the
said Melita Strickland
this 18th day of July

2011
Melita Strickland
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 _____, See attached Signature: _____
Grantee 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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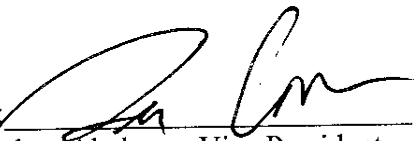
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 as of ^{ACG} ~~July~~ 12, 2011

2305-2315 ENTERPRISE DRIVE HOLDINGS, LLC, a Maryland limited liability company

By: U.S. Bank National Association, as Trustee, successor to Wells Fargo Bank, N.A., as Trustee for the registered holders of GE Capital Commercial Mortgage Corporation, Commercial Mortgage Pass-Through Certificates, Series 2001-2

By: CWCapital Asset Management LLC, a Massachusetts limited liability company, solely in its capacity as Special Servicer for Holder

By: 
Stephen Abelman, Vice President

Subscribed and sworn to before me by the said Stephen Abelman this 12 day of July, 2011


Notary Public
My Commission Expires 11/30/2014

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.