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GEORGE E. COLE
LEGAL FORMS

75-70 28000 Schmutterlin No. 8014
November 1994

95896697

WARRANTY DEED Statutory (Illinois) (Corporation to Corporation)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

S1 IL 305 Limited Liability Company, a limited liability company,

~~corporation~~ created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of _____

Ten and No/100 (\$10.00) DOLLARS, _____ in hand paid,

and pursuant to authority given by the Board of Managers of said ~~corporation~~ company, CONVEYS and WARRANTS to Covington Investments L.L.C., a limited liability company

~~corporation~~ organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 355 West Dundee Road, Buffalo Grove, Illinois 60089, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Above Space for Recorder's Use Only

See Exhibit A attached hereto and made a part hereof.



Permanent Real Estate Index Number(s): 03-08-201-040

Address(es) of Real Estate: 355 West Dundee Road, Buffalo Grove, Illinois 60089

In Witness Whereof, said Grantor has caused its ~~corporation~~ name to be signed to these presents by its Manager, President, this 18 day of December, 1995.

S1 IL 305 Limited Liability Company, a Delaware limited liability company

(Name of Corporation)

Impress
Corporate Seal
Here

By S1 Mortgage Trust Sub, Inc., a Maryland corporation,* Manager
S1 Mortgage Sub, Inc. in the State of Illinois under the name S1 Mortgage Sub, Inc. ~~Secretary~~
By X Title: LOUIS J. TROTTER, JR., President

Secretary

2500

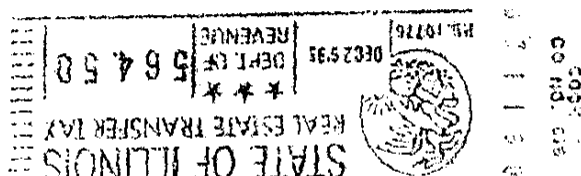
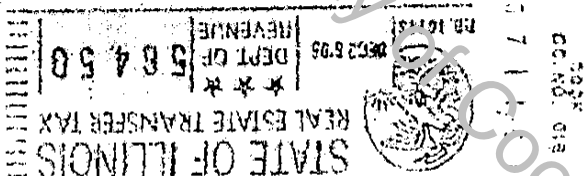
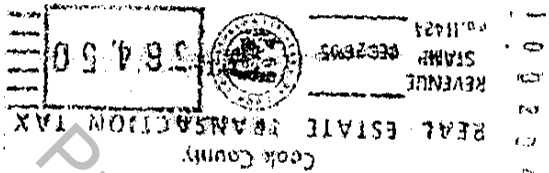
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WARRANTY DEED
Corporation to Corporation

St. IL 305 Limited Liability Company
FO
Covington Investments L.L.C.

GEORGE E. COLE
LEGAL FORMS



Maryland
State of Illinois, County of Montgomery ss. I, the undersigned, a Notary Public, in and for the County
and State aforesaid, DO HEREBY CERTIFY, that LOUIS J. TROTTER, JR. personally known to
me to be the _____ president of the St Mortgage Trust Sub, Inc., a Maryland

corporation, as Manager of St IL 305 Limited Liability Company, a Delaware limited liability company (the "Company")
and _____ Secretary of said corporation, and personally known to me to be
the same persons whose names are subscribed to the foregoing instrument, appeared before me this day
in person and severally acknowledged that as such LOUIS J. TROTTER, JR. President and _____
Secretary, they signed and delivered the said instrument and _____

IMPRESS
NOTARIAL SEAL
HERE

and _____ pursuant to authority given by the Board of Directors
of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said
corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of December 19 95
Commission expires 1/11 19 97

This instrument was prepared by Daniel J. Kopp, Esq. Schwartz, Cooper, Greenberger & Krauss, Chartered
180 North LaSalle Street, Suite 2700, Chicago, IL 60601
(Name and Address)

MAIL TO: { Scott L. David, Esq.
(Name)
Kamensky & Rubinstein
7250 N. Cicero Avenue
Suite 200
(Address)
Lincolnwood, IL 60546
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

(Name)
BOX 333-CTI

(Address)

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT A

Legal Description

LOT 1 IN COVINGTON OFFICE PLAZA, A RESUBDIVISION OF LOT 1 IN CEDAR VIEW OFFICE PLAZA, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO:

(i) RIGHT OF TENANTS AS TENANTS ONLY UNDER EXISTING UNRECORDED LEASES AND EXCEPTIONS NUMBERS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 AND 34 SET FORTH ON SCHEDULE B OF THE TITLE INSURANCE COMMITMENT FOR THE REAL ESTATE ISSUED BY CHICAGO TITLE INSURANCE COMPANY DATED NOVEMBER 22, 1995;

(ii) PUBLIC AND UTILITY EASEMENTS, IF ANY;

(iii) SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED;

(iv) INSTALLMENTS NOT YET DUE AND PAYABLE OF ANY SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS THEN COMPLETED;

(v) ANY UNCONFIRMED SPECIAL TAX OR ASSESSMENTS;

(vi) GENERAL TAXES FOR 1995 AND SUBSEQUENT YEARS;

(vii) THE RIGHTS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER GRANTEE; AND

(viii) ACTS OF GRANTEE.

AND RESERVING FOR ITSELF THOSE EASEMENTS AND OTHER RIGHTS SET FORTH IN THE DECLARATION OF EASEMENTS DATED DECEMBER 20, 1995, AND RECORDED ON DECEMBER 27, 1995 AS INSTRUMENT NO.

95896696

as Committed No. 1418-007570280

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