

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2000 OCT 11 AM 9:53  
Limited Warranty Deed

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\* 62000-2000-073908  
6005198-008

MORRIS W. CARTER  
RECORDER

THIS INDENTURE WITNESSETH, that 475 Superior Avenue, L.L.C., a Delaware limited liability company ("Grantor"), of Cook County, in the State of Illinois, bargains, sells and conveys to Centerpoint Venture, LLC, a Delaware limited liability company ("Grantee"), of Dupage County, in the State of Illinois, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate located in Lake County, in the State of Indiana and legally described on Exhibit A attached hereto and made a part hereof (hereinafter called the "Real Estate").

TO HAVE AND TO HOLD the Real Estate to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Real Estate is free of any encumbrance made or suffered by said Grantor (except any set forth on Exhibit B attached hereto and made a part hereof), and that Grantor and Grantee's successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed this 29<sup>th</sup> day of September, 2000.

475 SUPERIOR AVENUE, L.L.C.,  
a Delaware limited liability company

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 General Partner

By: [Signature]  
Name: Paul Del Vecchio  
Its: Vice President

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

OCT 10 2000

PETER BENJAMIN  
LAKE COUNTY AUDITOR

00622

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CT

STATE OF Illinois )  
 )  
COUNTY OF Cook ) SS.

Before me, a Notary Public in and for said County and State, personally appeared Paul G. DeIvocchio, who acknowledged the execution of the foregoing Limited Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 29<sup>th</sup> day of September, 2000.



Heath R. Fear  
(Signature)

Heath R. Fear  
(Printed name) Notary Public

My commission expires:

10/25/03

County of residence:

Cook

Send tax statements to and  
Grantee's mailing address is:

Centerpoint Venture, LLC  
c/o Centerpoint Properties Trust  
1808 Swift Drive  
Oak Brook, Illinois 60523  
Attention: Wendy Koller

This instrument was prepared by:

Prime Group Realty Trust  
77 West Wacker Drive, Ste 3900  
Chicago, IL 60601  
Attention: Heath R. Fear

After Recording Return To:

Katz Randall Weinberg & Richmond  
333 W. Wacker Drive, Ste 1800  
Chicago, IL 60606  
Jerome R. Richman, Esq.

**EXHIBIT A**

**Legal Description**

**Lot 1 in Midwest Central Business Park Unit 4, in the Town of Munster, as per plat thereof, recorded in Plat Book 64 page 22, in the Office of the Recorder of Lake County, Indiana.**



**EXHIBIT B**

**Permitted Exceptions**

**[See Attached]**

1. 1999 Second Installment real estate taxes and 2000 real estate taxes
2. Lease Agreement with General Electric Company dated May 1, 1988, as amended
3. Schedule B exceptions set forth on that certain title policy issued by Chicago Title Insurance Company dated as of September 29, 2000 to be redated as of recording (policy # 620004063)

