

QUIT CLAIM DEED

620024634

Mail Tax Bills to: 2002 059002

Tapkey Nos.: AM 9:46

CMS/Summer Wood Retail Venture, LLC
1996 S. Kirk Road
Suite 320
Geneva, IL 60134

15-669-3; 15-669-6; 15-669-7; 15-669-9;
and 15-669-10

Chicago Title Insurance Company

This Indenture Witnesseth, That **CMS/Summer Wood Apartments, L.P.**, an Illinois limited partnership, as to an undivided 96.532 percent interest, **Pennington I – Husman Limited Partnership**, an Illinois limited partnership as to an undivided 2.008 percent interest, **Hobby Place I – Husman Limited Partnership**, an Illinois limited partnership as to an undivided 1.095 percent interest and **Point I – Husman Limited Partnership**, an Illinois limited partnership as to an undivided .3654 percent interest, all as tenants in common as to their respective undivided interests, Grantors, of Cook County, in the State of Illinois QUIT CLAIM to **CMS/Summer Wood Retail Venture, LLC**, a Delaware limited liability Company, Grantee, of Cook County, in the State of Illinois, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

IN WITNESS WHEREOF, Grantors have executed this deed this 19 day of JUNE, 2002.



GRANTOR:

CMS/Summer Wood Apartments, L.P., an Illinois limited partnership

By: **CMS/Summer Wood, Inc.**, an Illinois corporation, its general partner

By: _____
Its: _____

GRANTOR:

Pennington I – Husman Limited Partnership, an Illinois limited partnership

By: ~~Pennington-Husman, Inc.~~ an Illinois corporation, its general partner

By: _____
Its: _____

GRANTOR:

Hobby Place I – Husman Limited Partnership, an Illinois limited partnership

By: **Hobby Place Husman, Inc.**, an Illinois corporation, its general partner

By: _____
Its: _____

GRANTOR:

Point I – Husman Limited Partnership, an Illinois limited partnership

By: **Point-Husman, Inc.**, an Illinois corporation, its general partner

By: _____
Its: _____

31-
not
OK

QUIT CLAIM DEED

620024634

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CMS/Summer Wood Retail Venture, LLC
1996 S. Kirk Road
Suite 320
Geneva, IL 60134

Tax Key Nos.:

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and 15-669-10

This Indenture Witnesseth, That CMS/Summer Wood Apartments, L.P., an Illinois limited partnership, as to an undivided 96.532 percent interest, Pennington I – Husman Limited Partnership, an Illinois limited partnership as to an undivided 2.008 percent interest, Hobby Place I – Husman Limited Partnership, an Illinois limited partnership as to an undivided 1.095 percent interest and Point I – Husman Limited Partnership, an Illinois limited partnership as to an undivided .3654 percent interest, all as tenants in common as to their respective undivided interests, Grantors, of Cook County, in the State of Illinois QUIT CLAIM to CMS/Summer Wood Retail Venture, LLC, a Delaware limited liability Company, Grantee, of Cook County, in the State of Illinois, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

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IN WITNESS WHEREOF, Grantors have executed this deed this 19 day of JUNE, 2002.

GRANTOR:

CMS/Summer Wood Apartments, L.P., an Illinois limited partnership

By: CMS/Summer Wood, Inc., an Illinois corporation, its general partner

By: _____
Its: _____

GRANTOR:

Pennington I – Husman Limited Partnership, an Illinois limited partnership

By: Pennington-Husman, Inc. an Illinois corporation, its general partner

By: _____
Its: _____

GRANTOR:

Hobby Place I – Husman Limited Partnership, an Illinois limited partnership

By: Hobby Place Husman, Inc., an Illinois corporation, its general partner

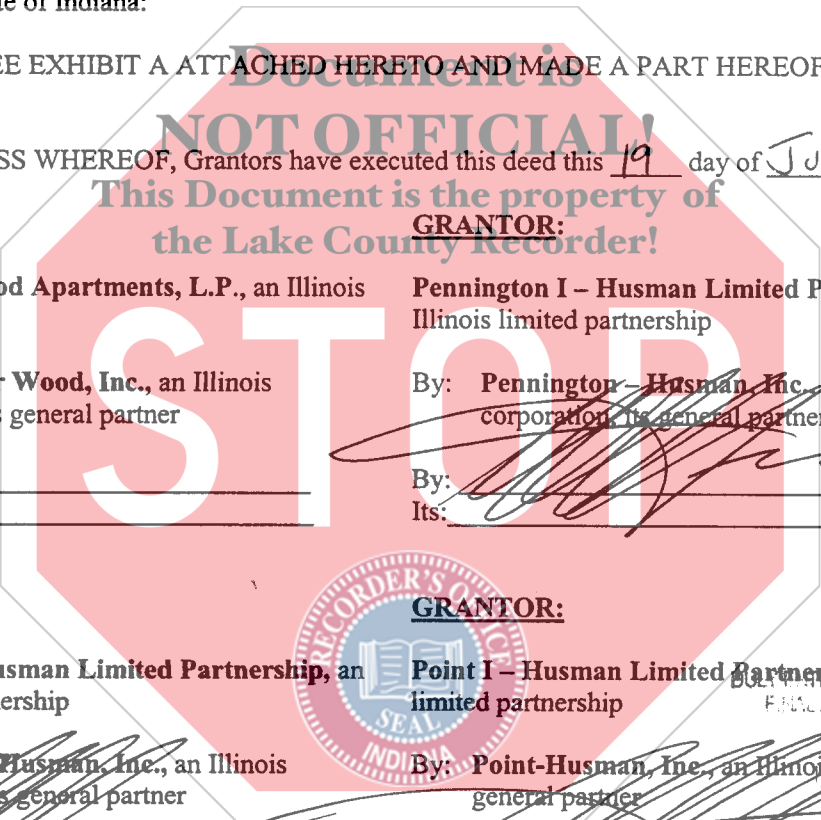
By: _____
Its: _____

GRANTOR:

Point I – Husman Limited Partnership, an Illinois limited partnership

By: Point-Husman, Inc., an Illinois corporation, its general partner

By: _____
Its: _____



GRANTOR'S SIGNATURES SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 28 2002

PETER BENJAMIN
LAKE COUNTY AUDITOR

285

QUIT CLAIM DEED

Chicago Title Insurance Company

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1996 S. Kirk Road
Suite 320
Geneva, IL 60134

Tax Key Nos.:

15-669-3; 15-669-6; 15-669-7; 15-669-9;
and 15-669-10

This Indenture Witnesseth, That CMS/Summer Wood Apartments, L.P., an Illinois limited partnership, as to an undivided 96.532 percent interest, Pennington I – Husman Limited Partnership, an Illinois limited partnership as to an undivided 2.008 percent interest, Hobby Place I – Husman Limited Partnership, an Illinois limited partnership as to an undivided 1.095 percent interest and Point I – Husman Limited Partnership, an Illinois limited partnership as to an undivided .3654 percent interest, all as tenants in common as to their respective undivided interests, Grantors, of Cook County, in the State of Illinois QUIT CLAIM to CMS/Summer Wood Retail Venture, LLC, a Delaware limited liability Company, Grantee, of Cook County, in the State of Illinois, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

IN WITNESS WHEREOF, Grantors have executed this deed this 19 day of June, 2002.

GRANTOR:

CMS/Summer Wood Apartments, L.P., an Illinois limited partnership

By: CMS/Summer Wood, Inc., an Illinois corporation, its general partner

By: [Signature]
Its: President

GRANTOR:

Pennington I – Husman Limited Partnership, an Illinois limited partnership

By: Pennington – Husman, Inc., an Illinois corporation, its general partner

By: _____
Its: _____

GRANTOR:

Hobby Place I – Husman Limited Partnership, an Illinois limited partnership

By: Hobby Place Husman, Inc., an Illinois corporation, its general partner

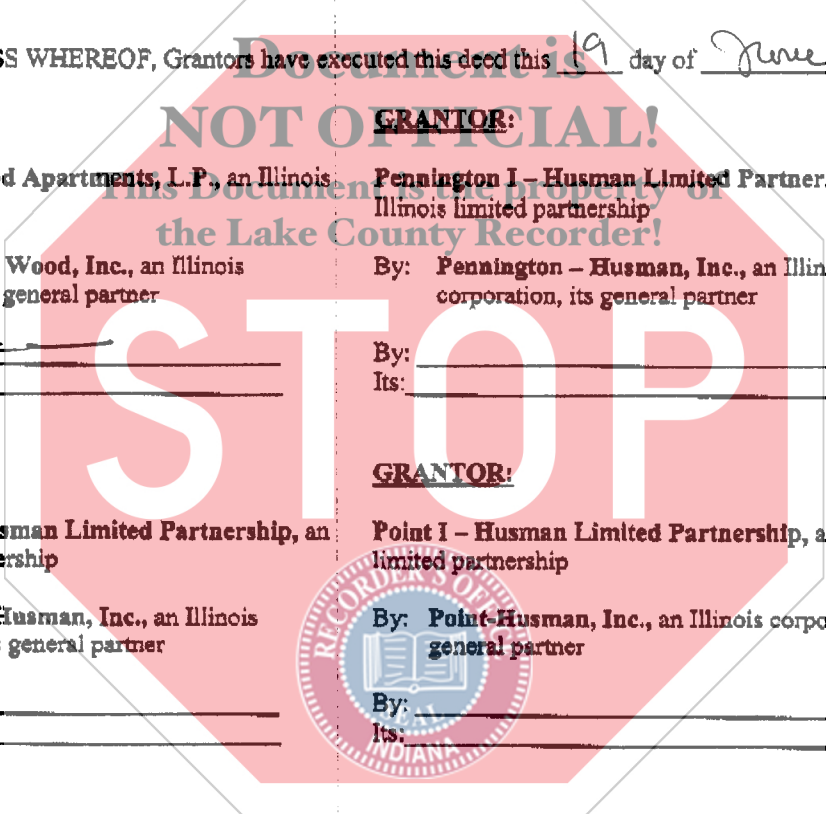
By: _____
Its: _____

GRANTOR:

Point I – Husman Limited Partnership, an Illinois limited partnership

By: Point-Husman, Inc., an Illinois corporation, its general partner

By: _____
Its: _____



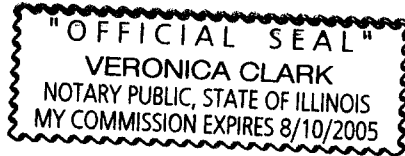
STATE OF Illinois
COUNTY OF Cook

SS

Before me, a Notary Public in and for said County and State, personally appeared Edward R. Carlson, the President of CMS/Summer Wood, Inc., an Illinois corporation, general partner of CMS/Summer Wood Apartments, L.P., an Illinois limited partnership, who acknowledged the execution of the foregoing Quit Claim Deed, and who, having been duly sworn, stated that any representation therein contained are true.

My Commission Expires:
8/10/05

Signature: Veronica Clark
Printed: Veronica Clark
Resident of Will County, State of Illinois



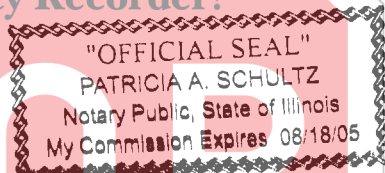
STATE OF Illinois
COUNTY OF Cook

SS

Before me, a Notary Public in and for said County and State, personally appeared David L. Husman, the President of Pennington - Husman, Inc., an Illinois corporation, general partner of Pennington I - Husman Limited Partnership, an Illinois limited partnership, who acknowledged the execution of the foregoing Quit Claim Deed, and who, having been duly sworn, stated that any representation therein contained are true.

My Commission Expires:
8-18-05

Signature: Patricia A. Schultz
Printed: Patricia A. Schultz
Resident of Cook County, State of Illinois



STATE OF Illinois
COUNTY OF Cook

SS

Before me, a Notary Public in and for said County and State, personally appeared David L. Husman, the President of Hobby Place Husman, Inc., an Illinois corporation, general partner of Hobby Place I - Husman Limited Partnership, an Illinois limited partnership, who acknowledged the execution of the foregoing Quit Claim Deed, and who, having been duly sworn, stated that any representation therein contained are true.

My Commission Expires:
8-18-05

Signature: Patricia A. Schultz
Printed: Patricia A. Schultz
Resident of Cook County, State of Illinois



STATE OF Illinois

SS

COUNTY OF Cook

Before me, a Notary Public in and for said County and State, personally appeared David L. Husman, the President of Point-Husman, Inc., an Illinois corporation, general partner of Point I - Husman Limited Partnership, an Illinois limited partnership, who acknowledged the execution of the foregoing Quit Claim Deed, and who, having been duly sworn, stated that any representation therein contained are true.

My Commission Expires:

8-18-05

Signature: Patricia A. Schultz
Printed: Patricia A. Schultz
Resident of Cook County, State of Illinois



This Instrument Prepared by:

Thomas F. Brett, Esq.
Ungaretti & Harris
3500 Three First National Plaza
Chicago, IL 60602



EXHIBIT A

LEGAL DESCRIPTION

Parcel 1: Part of the Amended Final Plat of Polo Club Apartments, a Planned Unit Development in the Town of Merrillville, as recorded in Plat Book 77 page 41, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Beginning at the Northwest corner of said Polo Club Apartments, said point being on a line that is 40 feet South of and parallel to the South right of way line of U.S. Highway No. 30; thence South 89 degrees 08 minutes 15 seconds East, along the boundary line of said Polo Club Apartments, a distance of 37.00 feet; thence South 00 degrees 02 minutes 41 seconds West a distance of 1,054.03 feet to the point of curve; thence Southeasterly along a curve concave to the East and having a radius of 191.50 feet, an arc distance of 100.42 feet, to the point of tangent of said curve (the chord of said curve bears South 14 degrees 58 minutes 39 seconds East, a distance of 99.27 feet); thence South 30 degrees 00 minutes 00 seconds East a distance of 206.44 feet; thence North 89 degrees 36 minutes 49 seconds West a distance of 166.09 feet; thence North 00 degrees 02 minutes 41 seconds East, along the boundary line of said Polo Club Apartments, a distance of 1,328.14 feet to the point of beginning, all in the Town of Merrillville, Lake County, Indiana.

Parcel 2: Part of the Amended Final Plat of Polo Club Apartments, a Planned Unit Development in the Town of Merrillville, as recorded in Plat Book 77, page 41, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Northwest corner of said Polo Club Apartments, said point being on a line that is 40 feet South of and parallel to the South right of way line of U.S. Highway 30; thence South 89 degrees 08 minutes 15 seconds East, along the boundary line of said Polo Club Apartments, a distance of 220.02 feet; thence South 00 degrees 02 minutes 41 seconds West, along the boundary line of said Polo Club Apartments, a distance of 363.31 feet to the point of beginning; thence continue South 00 degrees 02 minutes 41 seconds West, along the boundary line of said Polo Club Apartments, a distance of 431.50 feet; thence South 89 degrees 51 minutes 39 seconds West, a distance of 183.00 feet; thence North 00 degrees 02 minutes 41 seconds East, a distance of 373.50 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 48.28 feet; thence North 60 degrees 00 minutes 00 seconds East a distance of 49.66 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 33.61 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 91.76 feet to the point of beginning, all in the Town of Merrillville, Lake County, Indiana.

Parcel 6: Part of the Amended Final Site Plan of the Polo Club Apartments, a Planned Unit Development in the Town of Merrillville, as recorded in Plat Book 77, page 41, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Northwest corner of said Polo Club Apartments, said point being on a line that is 40 feet South of and parallel to the South right of way line of U.S. Highway No. 30; thence South 89 degrees 08 minutes 15 seconds East, a distance of 37.00 feet to the point of beginning; thence South 00 degrees 02 minutes 41 seconds West, a distance of 424.51 feet to the Northwest corner of Parcel "2"; thence North 90 degrees 00 minutes 00 seconds East, a distance of 48.28 feet; thence North 60 degrees 00 minutes 00 seconds East, a distance of 49.66 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 33.61 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 91.76 feet to the Northeast corner of Parcel "2"; thence North 00 degrees 02 minutes 41 seconds East, a distance of 363.31 feet to the Northeast corner of Polo Club Apartments; thence North 89 degrees 08 minutes 15 seconds West, a distance of 183.02 feet to the point of beginning, all in the Town of Merrillville, Lake County, Indiana.

Parcel 11: Declaration of Reciprocal Easements dated _____ and recorded _____, as Document No. _____, made by and between CMS/Summer Wood Retail Venture, LLC, and CMS/Summer Wood Residential Venture, LLC, granting easement for ingress/egress, parking and pylon sign access over the following described property:

(Parcel 3:) Part of the Amended Final Plat of Polo Club Apartments, a Planned Unit Development in the Town of Merrillville, as recorded in Plat Book 77 page 41, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Northwest corner of said Polo Club Apartments, said point being on a line that is 40 feet South of and parallel to the South right of way line of U.S. Highway No. 30; thence South 89

degrees 08 minutes 15 seconds East, along the boundary line of said Polo Club Apartments, a distance of 220.02 feet; thence South 00 degrees 02 minutes 41 seconds West, along the boundary line of said Polo Club Apartments, a distance of 1,326.31 feet to the point of beginning; thence continue South 00 degrees 02 minutes 41 seconds West, along the boundary line of said Polo Club Apartments, a distance of 360.07 feet; thence South 89 degrees 40 minutes 00 seconds East, along the boundary line of said Polo Club Apartments, a distance of 0.37 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 257.54 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 234.27 feet; thence South 45 degrees 00 minutes 00 seconds West a distance of 285.95 feet; thence North 45 degrees 00 minutes 00 seconds West a distance of 44.58 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 186.24 feet to a point on the boundary line of said Polo Club Apartments; thence North 00 degrees 03 minutes 30 seconds East, along the boundary line of said Polo Club Apartments, a distance of 792.69 feet; thence South 89 degrees 36 minutes 49 seconds East, along the boundary line of said Polo Club Apartments and said boundary line extended East, a distance of 653.34 feet to the point of beginning, all in the Town of Merrillville, Lake County, Indiana.

(Parcel 4:) Part of the Amended Final Plat of Polo Club Apartments, a Planned Unit Development, in the Town of Merrillville, as recorded in Plat Book 77, page 41, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Northwest corner of said Polo Club Apartments, said point being on a line that is 40 feet South of and parallel to the South right of way line of U.S. Highway No. 30; thence South 00 degrees 02 minutes 41 seconds West, along the boundary line of said Polo Club Apartments, a distance of 1,328.14 feet; thence North 89 degrees 36 minutes 49 seconds West, along the boundary line of said Polo Club Apartments, a distance of 433.34 feet; thence South 00 degrees 03 minutes 30 seconds West, along the boundary line of said Polo Club Apartments, a distance of 792.69 feet to the point of beginning; thence South 90 degrees 00 minutes 00 seconds East a distance of 186.24 feet; thence South 45 degrees 00 minutes 00 seconds East a distance of 44.58 feet; thence North 45 degrees 00 minutes 00 seconds East a distance of 285.95 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 234.27 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 541.92 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 654.60 feet; thence North 00 degrees 03 minutes 30 seconds East, along the boundary line of said Polo Club Apartments and said line extended South a distance of 371.25 feet to the point of beginning, all in the Town of Merrillville, Lake County, Indiana.

(Parcel 5:) Part of the Amended Final Plat of Polo Club Apartments, a Planned Unit Development in the Town of Merrillville, as recorded in Plat Book 77, page 41, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Southwest corner of said Polo Club Apartments; thence North 00 degrees 05 minutes 30 seconds West, along the boundary line of said Polo Club Apartments, a distance of 120.01 feet; thence South 89 degrees 40 minutes 00 seconds East, along the boundary line of said Polo Club Apartments, a distance of 92.00 feet to the point of beginning; thence North 00 degrees 05 minutes 30 seconds West, along the boundary line of said Polo Club Apartments, a distance of 550.00 feet; thence South 89 degrees 40 minutes 00 seconds East, along the boundary line of said Polo Club Apartments, a distance of 492.48 feet; thence South 00 degrees 03 minutes 30 seconds West, a distance of 39.59 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 654.60 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 443.93 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 48.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 266.72 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 197.58 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 122.79 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 450.28 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 330.17 feet to a point on the South boundary line of said Polo Club Apartments; thence North 89 degrees 40 minutes 00 seconds West, along the South boundary line of said Polo Club Apartments, a distance of 450.10 feet; thence North 00 degrees 05 minutes 30 seconds West a distance of 120.01 feet to the point of beginning, all in Merrillville, Lake County, Indiana.

(Parcel 7:) Part of the Amended Final Plat of Polo Club Apartments, a Planned Unit Development in the Town of Merrillville, as recorded in Plat Book 77, page 41, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Polo Club Apartments; thence North 00 degrees 05 minutes 30 seconds West, along a line parallel to and 750 feet East of the West line of the Northeast Quarter of Section 29, Township 35 North, Range 8 West of the Second Principal Meridian, a distance of 120.01 feet; thence South 89 degrees 40 minutes 00 seconds East, parallel with the North line of said Section 29-35-8 a distance of 92.00 feet to the West line of Parcel 5 as described in Document Number 97074019, recorded October 30, 1997 in the Office of the Recorder

of Lake County, Indiana; thence South 00 degrees 05 minutes 30 seconds East, along the West line of said Parcel 5, a distance of 120.01 feet, to the South boundary line of said Polo Club Apartments; thence North 89 degrees 40 minutes 00 seconds West, along said South boundary line of the Polo Club Apartments extended Westerly, a distance of 92.00 feet, to the point of beginning, all in the Town of Merrillville, Lake County, Indiana.

(Parcel 8:) Part of the Amended Final Plat of Polo Club Apartments, a Planned Unit Development in the Town of Merrillville, as recorded in Plat Book 77, page 41, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Southwest corner of said Polo Club Apartments; thence South 89 degrees 40 minutes 00 seconds East, along the South line of said Polo Club Apartments, a distance of 542.10 feet to the point of beginning; thence North 00 degrees 00 minutes 00 seconds East, a distance of 330.17 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 450.28 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 122.79 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 197.58 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 266.72 feet; thence North 90 degrees 00 minutes 00 seconds East, 24.00 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 190.15 feet to the South line of said Polo Club Apartments; thence North 89 degrees 40 minutes 00 seconds West, along said South line, a distance of 671.87 feet to the point of beginning, all in the Town of Merrillville, Lake County, Indiana.

(Parcel 9:) Part of the Amended Final Plat of Polo Club Apartments, a Planned Unit Development in the Town of Merrillville, as per plat thereof, recorded in Plat Book 77 page 41, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Southwest corner of said Polo Club Apartments; thence South 89 degrees 40 minutes 00 seconds East, along the South line of said Polo Club Apartments, a distance of 1,213.97 feet to the point of beginning; thence North 00 degrees 00 minutes 00 seconds East, a distance of 190.15 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 24.00 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 190.29 feet; thence North 89 degrees 40 minutes 00 seconds West, along said South line of said Polo Club Apartments, a distance of 24.00 feet to the point of beginning.

(Parcel 10:) Part of the Amended Final Plat of Polo Club Apartments, a Planned Unit Development in the Town of Merrillville, as recorded in Plat Book 77, page 41, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Northwest corner of said Polo Club Apartments, said point being on a line that is 40 feet South of and parallel to the South Right-of-Way line of U.S. Highway 30; thence South 89 degrees 08 minutes 15 seconds East, along the boundary line of said Polo Club Apartments, a distance of 220.02 feet; thence South 00 degrees 02 minutes 41 seconds West, along the boundary line of said Polo Club Apartments, a distance of 794.81 feet to the point of beginning; thence continue South 00 degrees 02 minutes 41 seconds West, along the boundary line of said Polo Club Apartments, a distance of 531.50 feet; thence North 89 degrees 36 minutes 49 seconds West, a distance of 53.91 feet; thence North 30 degrees 00 minutes 00 seconds West a distance of 206.44 feet to a point of curve; thence Northwesterly, along a curve concave to the East and having a radius of 191.50 feet, an arc distance of 100.42 feet to the point of tangent of said curve (the chord of said curve bears North 14 degrees 58 minutes 39 seconds West, a distance of 99.27 feet); thence North 00 degrees 02 minutes 41 seconds East, a distance of 256.02 feet; thence North 89 degrees 51 minutes 39 seconds East a distance of 183.00 feet to the point of beginning, all in the Town of Merrillville, Lake County, Indiana.

Parcel 12: Sign Easement dated _____ and recorded _____, as Document No. _____, made by and between Centler Bank Trustee u/a/d 10/1/93 and known as Land Trust No. 1985 and The Northwestern Mutual Life Insurance Company, a Wisconsin corporation, as assigned to CMS/Summer Wood Retail Venture, LLC, granting an easement for installing and maintaining a sign over the following described property:

Part of Lot 1, Business Park 142, an Addition to the Town of Merrillville, recorded in Plat Book 68, page 17, in the Office of the Recorder, Lake County, Indiana. Commencing at the Northeast corner of said Business Park 142; thence North 89 degrees 08 minutes 15 seconds West, along the South right of way of U.S. Highway #30, a distance of 70.00 feet to the West right of way line of Grant Street (extended) as shown on the recorded plat of said Business Park 142, and to the point of beginning; thence South 00 degrees 00 minutes 00 seconds West along the West Right-of-Way line of Grant Street, a distance of 70.00 feet to the North line of the proposed Frontage Road as shown on said recorded plat; thence North 89 degrees 08 minutes 15 seconds West along the North line of a 40 foot Public Frontage Road, a distance of 30.00 feet; thence North 60 degrees 17 minutes 17 seconds West continuing along said North line of a 40 foot Public Frontage Road, a distance of 145.06 feet to a point on the South Right-of-Way line of U.S. Highway No. 30; thence South 89 degrees 08 minutes 15 seconds East along said South

Right-of-Way line, a distance of 156.00 feet to the point of beginning, in the Town of Merrillville, Lake County, Indiana.

