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SPECIAL WARRANTY DEED

2154/0386 45 001 Page 1 of 7
2001-05-14 14:42:51
Cook County Recorder 33.50



THIS SPECIAL WARRANTY DEED, made this 4th day of May, 2001, by CARLYLE/FR INVESTORS, L.L.C., a Delaware limited liability, party of the first part, and ST. LOUIS GOLDSTEIN FAMILY LIMITED PARTNERSHIP, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, and to its successors 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 MADE A PART OF HEREOF.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, 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: SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Number(s): 10-23-406-020 and 10-23-406-032
Address(es) of real estate: 8111 North St. Louis Avenue, Skokie, Illinois

[Signature Page to Follow]

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 10
Paid: \$8646
Skokie Office 05/01/01


TICOR TITLE INSURANCE

20010514

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COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY. 11. 01


REVENUE STAMP

0000000390

REAL ESTATE TRANSFER TAX
00541.00
FP000000

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY. 11. 01


REVENUE STAMP

0000000389

REAL ESTATE TRANSFER TAX
000000.00
FP000000

STATE TAX

STATE OF ILLINOIS



MAY. 11. 01


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000374

REAL ESTATE TRANSFER TAX
00182.00
FP 102809

STATE TAX

STATE OF ILLINOIS



MAY. 11. 01


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000372

REAL ESTATE TRANSFER TAX
00900.00
FP 102809

STATE TAX

STATE OF ILLINOIS



MAY. 11. 01


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000376

REAL ESTATE TRANSFER TAX
00900.00
FP 102809

STATE TAX

STATE OF ILLINOIS



MAY. 11. 01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000373

REAL ESTATE TRANSFER TAX
00900.00
FP 102809

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

CARLYLE/FR INVESTORS, L.L.C., a Delaware limited liability company

By: FR OP Fund, LLC, a Delaware limited liability company, its managing member

By: FIRST INDUSTRIAL, L.P., a Delaware limited partnership, its sole member

By: First Industrial Realty Trust, Inc., a Maryland corporation, its general partner

By: [Signature]
Its: Portfolio Manager

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This instrument prepared by Brett A. Feinberg, Barack Ferrazzano Kirschbaum Perlman & Nagelberg, 333 West Wacker Drive, Suite 2700, Chicago, Illinois 60606.

MAIL TO: Joel Brosk
Brozosky & Brosk, P.C.
40 Skokie Boulevard, Suite 630
Northbrook, Illinois 60062

SEND SUBSEQUENT TAX BILLS TO:
Gold Realty Group Corp.
1849 Greenbay Road, Suite 300
Highland Park, IL 60035
Attn: Michael Goldstein

10403303

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT John Ramous personally known to me to be the Portfolio Manager of First Industrial Realty Trust, Inc., a Maryland corporation, the sole general partner of First Industrial L.P. ("FILP"), and 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 severally acknowledged that as such Portfolio Manager he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of said partnership, for the uses and purposes therein set forth. FILP is the sole member of FR OP Fund, LLC, which is the managing member of Carlyle/FR Investors, L.L.C.

Given under my hand and official seal, this 4th day of May, 2001.

Christine K. Savage
Notary Public

My Commission Expires: 3/23/04



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EXHIBIT A

Legal Description

THAT PART OF THE WEST 375.0 FEET OF THE EAST 1835.0 FEET OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 810.48 FEET THEREOF (ALL MEASURED ALONG THE DIVISIONAL LINES OF SAID QUARTER SECTION) AND LYING SOUTH OF A LINE DRAWN FROM A POINT 206.65 FEET SOUTH OF THE NORTHEAST CORNER TO A POINT 206.37 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT;

ALSO THAT PART OF THE WEST 20.0 FEET OF THE EAST 1855.0 FEET OF THE AFORESAID SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 23, AFORESAID, LYING NORTH OF THE SOUTH 810.48 FEET THEREOF (AS MEASURED ALONG THE DIVISIONAL LINES OF SAID QUARTER SECTION) AND LYING SOUTH OF A LINE DRAWN FROM A POINT 193.37 FEET SOUTH OF THE NORTHEAST CORNER TO A POINT 193.35 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARCEL OF LAND;

ALSO THAT PART OF THE WEST 300 FEET OF THE EAST 1460 FEET, AS MEASURED ALONG THE SECTION DIVISION LINES, OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 23, AFORESAID, LYING NORTH OF THE SOUTH 810.48 FEET AND SOUTH OF THE NORTH 275.0 FEET THEREOF, AS MEASURED ALONG THE SECTIONAL DIVISION LINES, AND WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID TRACT 668.54 FEET WEST OF THE SOUTHEAST CORNER, AS MEASURED ON SAID SOUTH LINE, TO A POINT ON THE NORTH LINE OF SAID TRACT 675.56 FEET WEST OF THE NORTHEAST CORNER, AS MEASURED ON THE NORTH LINE, OF SAID TRACT, ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2000 and subsequent years not yet due or payable.
2. Environmental no further remediation letter recorded August 23, 1999 as Document Number 99,803,519.
3. Easement granted to the Village of Skokie for storm and sanitary sewer, water main and/or drainage purposes through and upon part of the land as disclosed by the unrecorded plat of survey dated September 26, 1950 by H. H. Bremer and also created by grant from Rand McNally and Company to the Village of Skokie dated November 20, 1950 and recorded December 13, 1950 as Document No. 14,972,307, limited to as shown on survey by Professionals Associated Survey, Inc., Order Number 91-20969, dated October 13, 1991, and last revised on November 17, 1998.
4. Easement as reserved in the Warranty Deed, Grant, and Quit Claim Deed from Rand McNally and Company to Barnes Building Company dated December 21, 1950 and recorded January 5, 1951 as Document No. 14,985,850 of the right to grant perpetual easements for the construction, repair, maintenance, and operation of sewers, water lines, gas mains, telephone and power poles and other utilities in and under and through part of the land and the right to cross said 20 foot strip at will with industrial spurs and tracks and their appurtenances to serve other premises in the South ½ (except the East 660 feet thereof) of the Southeast ¼ of Section 23, aforesaid, limited to as shown on survey by Professionals Associated Survey Inc., Order Number 91-20969, dated October 13, 1991 and last revised November 17, 1998.
5. Rights of Illinois Bell Telephone Company in and to those telephone poles and telephone and power poles that are located on the land as disclosed by plat of survey dated October 13, 1991 and last revised November 17, 1998 by Professionals Associated Survey, Inc., Order Number 91-20969.
6. Terms of and obligations imposed by the Easement Agreement dated April 30, 1993 and recorded May 6, 1993 as Document No. 93-341,951.

Easement for vehicular and pedestrian ingress and egress and installation, etc. of underground utility and data transmission lines and other facilities pursuant to reservation of easement dated June 25, 1998 and recorded July 13, 1998 as Document No. 98-601,874, and as shown on survey by Professionals Associated Survey Inc., Order Number 91-20969, dated October 13, 1991 and last revised November 17, 1998.

7. The following matters disclosed by survey by Professionals Associated Survey, Inc., dated October 13, 1991 and last revised November 17, 1998, Survey Number 91-20969:
 - A. Encroachment of parking spaces over easements noted at exceptions 3 and 4.
 - B. Encroachment of building at Northeast corner over 20 foot easement for sewer purpose by 0.15 feet

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- C. Encroachment of fence over the West line of the land onto public right of way by a distance of up to 0.57 feet
- D. Encroachment of chain link fence and gate over the North line of the land and tent and iron guardrails over the East line of the land
- E. Encroachment of asphalt parking spaces over the North line by approximately ten feet
- F. Encroachment of fence located on property South and adjoining over and onto the land by approximately .11-.16 feet
- G. Interest of utility companies to maintain gas valve, transformer, fire hydrant, manhole and inlets on the land with right of access thereto.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK } SS.

Carlyle/FR Investors, L.L.C., being duly sworn on oath, states that

it resides at 8111 North St. Louis, Skokie, IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

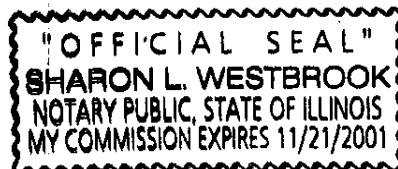
Affiant further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Brett Feinly

SUBSCRIBED and SWORN to before me

this 7th day of May, 2001.

Sharon L. Westbrook
Notary Public



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