

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, **International Paper Company**, a New York corporation, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), in hand paid, GRANTS, BARGAINS, SELLS, CONVEYS and SPECIALLY WARRANTS to THE GRANTEE, **Duke Realty Limited Partnership**, an Indiana limited partnership, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

See Legal Description attached hereto as Exhibit A

0011008575

8611/0039 30 001 Page 1 of 6

2001-10-29 11:55:58

Cook County Recorder 31.50



0011008575

Permanent Real Estate Index Number(s): 12-30-101-008

Address(es) of 635 Northwest Avenue, Northlake, Illinois (approximately 22 acres)

Grantor will warrant and defend the aforementioned Real Estate against all persons lawfully claiming or to claim the same, by, through or under Grantor, but not otherwise, subject, however, to those exceptions attached hereto as Exhibit B and acts done or suffered by Grantee.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents, this 19th day of October, 2001.

INTERNATIONAL PAPER COMPANY

①

00LT1304

RETURN DOCUMENTS TO:
Law Title - National Division
402 Countryside Center, Ste. B
Yorkville, IL 60560

By: Robert B. Flock
Name: Robert B. Flock
Its: Director-Corporate Real Estate Services



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11008575

11008575

STATE OF NEW JERSEY)
) SS
COUNTY OF BERGEN)

Before me, a Notary Public in and for said County and State, personally appeared Robert B. Flock, the Director-Corporate-Real Estate Services of International Paper Company, who acknowledged that he did sign the foregoing instrument for and on behalf of said corporation and that the same is his free act and deed individually and as such officer and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seat at Montvale, New Jersey, this 19th day of October, 2001.

Johanna Curry
Notary Public
My commission expires **JOHANNA CURRY**
Notary Public, State of New Jersey,
My Commission Expires October 5, 2005



This instrument was prepared by Allan L. Gosdin, Esq., International Paper Company, 3 Paragon Drive, Montvale, New Jersey 07645.

MAIL TO:

James Burroughs, Esq.
Duke Realty Corporation
600 East 96th Street
Suite 100
Indianapolis, IL 46240


SEND SUBSEQUENT TAX BILLS TO:


Duke Realty Limited Partnership
(NAME)


4225 Naperville Rd, Ste 150
(ADDRESS)

Lisle, IL 60532
(CITY, STATE and ZIP)

OR RECORDER'S OFFICE BOX NO. _____

STATE TAX  OCT. 29.01 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000032726	REAL ESTATE TRANSFER TAX
		0333494
		FP326660

COUNTY TAX  OCT. 29.01 REVENUE STAMP	# 0000065849	COOK COUNTY REAL ESTATE TRANSACTION TAX
		REAL ESTATE TRANSFER TAX
		0287500
		FP326670

STATE TAX  OCT. 29.01 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000033507	REAL ESTATE TRANSFER TAX
		0241506
		FP326669

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COOK COUNTY CLERK'S OFFICE
2008

COOK COUNTY CLERK'S OFFICE
2008

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EXHIBIT A

11008575

ALL THAT TRACT OF LAND SITUATED IN THE WEST FRACTIONAL HALF (W FRL ½) OF FRACTIONAL SECTION THIRTY (30), TOWNSHIP FORTY (40) NORTH, RANGE TWELVE (12) EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE FULLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION WITH THE CENTER LINE OF GRAND AVENUE; THENCE EASTERLY ALONG SAID CENTER LINE OF GRAND AVENUE, SOUTH EIGHTY-EIGHT DEGREES, TEN MINUTES, FIFTEEN SECONDS EAST, A DISTANCE OF SIX HUNDRED FORTY AND NO ONE-HUNDREDTHS (640.00) FEET FOR A PLACE OF BEGINNING, SAID PLACE OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE ALLIED CHEMICAL AND DYE CORPORATION FROM THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY BY DEED DATED APRIL 17, 1953; THENCE SOUTH ONE DEGREE, FORTY-NINE MINUTES, FORTY-FIVE SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL CONVEYED BY DEED DATED APRIL 17, 1953, A DISTANCE OF FOUR HUNDRED SEVENTY-THREE AND NO ONE-HUNDREDTHS (473.00) FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH EIGHTY-EIGHT DEGREES, TEN MINUTES, FIFTEEN SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL CONVEYED BY DEED DATED APRIL 17, 1953 AND ITS EASTERLY EXTENSION, A DISTANCE OF SEVEN HUNDRED TWENTY-SEVEN AND SIXTY-SEVEN ONE-HUNDREDTHS (727.67) FEET TO A POINT, SAID POINT BEING TEN (10) FEET SOUTHWESTERLY (MEASURED PERPENDICULARLY) FROM THE CENTER LINE OF THE MOST WESTERLY SPUR TRACK OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY; THENCE SOUTH THIRTY-FOUR DEGREES, FIFTY-ONE MINUTES, FORTY-FIVE SECONDS EAST, A DISTANCE OF THREE HUNDRED AND NO ONE-HUNDREDTHS (300.00) FEET TO A POINT, SAID POINT BEING TEN (10) FEET SOUTHWESTERLY (MEASURED PERPENDICULARLY) FROM THE CENTER LINE OF THE SAID MOST WESTERLY SPUR TRACK OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY; THENCE SOUTH TWENTY-EIGHT DEGREES, THIRTY-EIGHT MINUTES, FIFTEEN SECONDS WEST, A DISTANCE OF TWO HUNDRED TWENTY-ONE AND EIGHTY ONE-HUNDREDTHS (221.80) FEET TO A POINT ON THE EAST-WEST DIVISION LINE OF AFORESAID FRACTIONAL SECTION THIRTY (30), A DISTANT THREE HUNDRED FIFTY-SEVEN AND THIRTY-FOUR ONE-HUNDREDTHS (357.34) FEET WEST, AS MEASURED ALONG SAID DIVISION LINE OF SAID FRACTIONAL SECTION THIRTY (30), FROM THE NORTHEAST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER (SW FRL ¼) OF SAID FRACTIONAL SECTION THIRTY (30); THENCE CONTINUING SOUTH TWENTY-EIGHT DEGREES, THIRTY-EIGHT MINUTES, FIFTEEN SECONDS WEST, A DISTANCE OF THREE HUNDRED NINETY-TWO AND TWENTY-HUNDREDTHS (392.20) FEET TO A POINT; THENCE NORTH NINETY DEGREES, ZERO MINUTES, ZERO SECONDS WEST, A DISTANCE OF NINE HUNDRED TEN AND FORTY-TWO ONE-HUNDREDTHS (910.42) FEET TO A POINT ON THE EAST LINE OF ACCESS ROAD "C" AS DESCRIBED IN THAT CERTAIN EASEMENT FROM THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY TO THE CITY OF NORTHLAKE, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 17834192, ON APRIL 20, 1960, AND REGISTERED IN THE OFFICE OF THE REGISTER OF TITLES AS DOCUMENT NO. 1917780; THENCE NORTH ZERO DEGREES, ZERO MINUTES, ZERO SECONDS EAST ALONG SAID EASTERLY LINE OF ACCESS ROAD "C", A DISTANCE OF FIFTY-THREE AND FIFTY-NINE ONE-HUNDREDTHS (53.59) FEET TO A POINT OF CURVATURE; THENCE CONTINUING NORTHERLY ALONG SAID EASTERLY LINE OF ACCESS ROAD "C" BEING A CURVE CONVEX TO THE WEST AND HAVING A RADIUS OF TWO HUNDRED FORTY-NINE AND FORTY-TWO ONE-HUNDREDTHS (249.42) FEET (THE LONG CHORD OF WHICH BEARS NORTH NINE DEGREES, FORTY-FOUR MINUTES, EIGHT

SECONDS EAST AND HAS LENGTH OF EIGHTY-FOUR AND THIRTY-FIVE ONE-HUNDREDTHS (84.35) FEET), A DISTANCE OF EIGHTY-FOUR AND SEVENTY-FIVE ONE-HUNDREDTHS (84.75) FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING NORTHERLY ALONG SAID EASTERLY LINE OF ACCESS ROAD "C", BEING A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF THREE HUNDRED THIRTY-THREE AND FORTY-TWO ONE-HUNDREDTHS (333.42) FEET (THE LONG CHORD OF WHICH BEARS NORTH NINE-DEGREES, FORTY-FOUR MINUTES, EIGHT SECONDS EAST AND HAS A LENGTH OF ONE HUNDRED TWELVE AND SEVENTY-SIX ONE-HUNDREDTHS (112.76) FEET), A DISTANCE OF ONE HUNDRED THIRTEEN AND THIRTY ONE-HUNDREDTHS (113.30) FEET TO A POINT; THENCE NORTH ZERO DEGREES, ZERO MINUTES, ZERO SECONDS EAST TANGENT TO THE LAST DESCRIBED CURVE ALONG SAID EASTERLY LINE OF ACCESS ROAD "C", A DISTANCE OF SIXTY-FOUR AND EIGHTY-TWO ONE-HUNDREDTHS (64.82) FEET TO A POINT ON THE EAST-WEST DIVISION LINE OF AFORESAID FRACTIONAL SECTION THIRTY (30), A DISTANT THREE HUNDRED FIFTY-TWO AND SIXTEEN ONE HUNDREDTHS (352.16) FEET EAST, AS MEASURED ALONG SAID DIVISION LINE OF SAID FRACTIONAL SECTION THIRTY (30), FROM THE NORTHWEST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER (SW FRL $\frac{1}{4}$) OF SAID FRACTIONAL SECTION THIRTY (30); THENCE CONTINUING NORTH ZERO DEGREES, ZERO MINUTES, ZERO SECONDS EAST ALONG SAID EASTERLY LINE OF ACCESS ROAD "C", A DISTANCE OF FIVE HUNDRED NINETEEN AND FIFTY-ONE ONE-HUNDREDTHS (519.51) FEET TO A POINT OF CURVATURE; THENCE CONTINUING NORTHERLY ALONG SAID EASTERLY LINE OF ACCESS ROAD "C", BEING A CURVE CONVEX TO THE WEST AND HAVING A RADIUS OF TWO THOUSAND SIX HUNDRED EIGHTY-SEVEN AND SEVENTY-NINE ONE-HUNDREDTHS (2,687.79) FEET, A DISTANCE OF FOUR HUNDRED FIFTY-NINE AND NO ONE-HUNDREDTHS (459.00) FEET TO A POINT ON THE CENTER LINE OF GRAND AVENUE; THENCE SOUTH EIGHTY-EIGHT DEGREES, TEN MINUTES, FIFTEEN SECONDS EAST ALONG THE CENTER LINE OF GRAND AVENUE, A DISTANCE OF TWO HUNDRED FORTY-EIGHT AND SEVENTY ONE-HUNDREDTHS (248.70) FEET TO THE PLACE OF BEGINNING, EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED PREMISES IN GRAND AVENUE LYING NORTH OF A LINE DRAWN PARALLEL WITH AND DISTANT THIRTY-THREE (33) FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF GRAND AVENUE, SITUATED IN LEYDEN TOWNSHIP, COUNTY OF COOK, IN THE STATE OF ILLINOIS.

EXHIBIT B

1. Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the property.
2. The current year's taxes, assessments, water rates and other governmental charges of any kind or nature imposed on or levied against or on account of the property but only if the same are not delinquent.
3. Restrictions on Grantees ability to build upon or use the property imposed by any current or future building or zoning ordinances or any other law or regulation of any governmental authority.
4. Any state of facts which an accurate survey or an inspection of the property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any.
5. All valid and outstanding easements, servitudes, rights-of-way, flowage rights, restrictions, licenses, leases, reservations, covenants and all other rights in third parties of record or acquired through prescription or adverse possession.
6. All claims of governmental authorities in and to any portion of the property lying in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters or any claims of riparian rights.
7. Any and all restrictions on use of the property due to environmental protection laws, including, without limitation, wetlands protection laws, rules, regulations and orders.
8. Grant of Easement for the construction, maintenance, repair, reconstruction, renewal, operation and use of a railroad right of way and tract and for the operation and use of a railroad right of way and tract made by and between International Paper Company, a New York corporation, and The Grief Bros. Cooperage Corporation, a Delaware corporation, recorded January 13, 1961, as Document 1959906.

PLAT ACT AFFIDAVIT-METES AND BOUNDS DESCRIPTION

STATE OF NEW JERSEY)
) ss.
COUNTY OF BERGEN)

Robert B. Flock, being duly sworn on oath, states that he resides at Allendale, New Jersey. And further states that: (Please check appropriate box)

- A. [x] That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or
B. [] That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons:
1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or public purpose 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.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1957, and not involving any new streets or easements of access.
9. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

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

International Paper Company
Robert B. Flock
By: Robert B. Flock
Director-Corporate Real Estate Services

SUBSCRIBED and SWORN to before me this 19th day of OCTOBER, 2001

Johanna Curry
Notary Public
JOHANNA CURRY
Notary Public, State of New Jersey
My Commission Expires October 5, 2005