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2002-06-14 15:10:43
Cook County Recorder 29.00

SPECIAL WARRANTY DEED
Illinois



7988432 D2 MS

THIS INDENTURE, made as of the 7th day of June, 2002 between CENTERPOINT PROPERTIES TRUST, a Maryland real estate investment trust, duly authorized to transact business in the State of Illinois ("Grantor") to and in favor of SHURE INCORPORATED, an Illinois corporation with the following address: 222 Hartrey Avenue, Evanston, Illinois 60202, ("Grantee"). WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO DOLLARS and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN, CONVEY AND CONFIRM unto the Grantee and to his heirs and assigns, FOREVER, all the real estate, situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and by this reference made a part 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 Grantor, 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 Grantee, its successors and assigns forever.

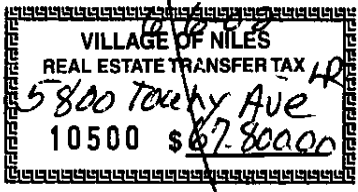
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; 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 the matters set forth in Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed the day and year first above written.

CENTERPOINT PROPERTIES TRUST, a Maryland real estate investment trust

By: [Signature]
Its: **CHIEF INVESTMENT OFFICER**

By: [Signature]
Its: **Rockford O. Kotka**
Exec. Vice President & Treasurer



BOX 333-CT1

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Jennifer McCarrier, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paul T Ahearn and ROCKFORD O KOTZKA, the C/O and ERIC V. P. TRASURER of CenterPoint Properties Trust, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Paul T Ahearn and ROCKFORD O KOTZKA of said company, and appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 6 day of June, 2002.

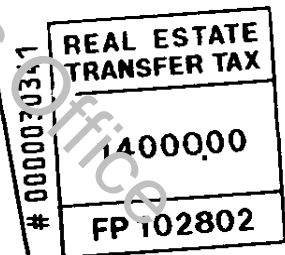
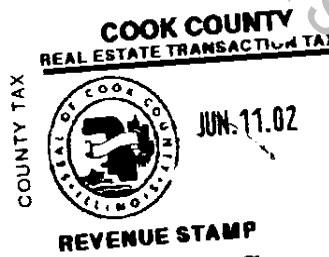
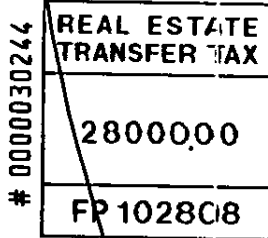
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OFFICIAL SEAL
JENNIFER M CARRIER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/03/05

Jennifer McCarrier
Notary Public

THIS INSTRUMENT WAS PREPARED BY:
Thomas Jensen, Esq.
Katz Randall Weinberg & Richmond
333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606

AFTER RECORDING RETURN TO:
Sarah Kotze, Esq.
D'Ancona & Pflaum LLC
111 East Wacker Drive, Suite 2800
Chicago, Illinois 60601



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EXHIBIT A

LOT 1 IN ANNIE MULLEN SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN A. B. DICK CONSOLIDATION PLAT, BEING A CONSOLIDATION PLAT OF LOTS 1, 2 & 3 IN A. B. DICK COMPANY SUBDIVISION, A RESUBDIVISION OF LOT 15 AND PART OF LOTS 9 TO 12, 14 AND 16, ALL IN ASSESSORS DIVISION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 5800 Touhy Avenue, Niles, Illinois

PIN: 10-29-403-023

Property of Cook County Clerk's Office

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EXHIBIT B PERMITTED EXCEPTIONS

1. Real estate taxes for the second installment of 2001, and the real estate taxes for 2002 and subsequent years for PIN 10-29-403-023.
2. Covenant contained in the agreement by and between A. B. Dick Company, Corporation of Illinois, United Drill and Tool Corporation, Corporation Michigan, and Greyhound Motors and Supply Company, Corporation Delaware, dated December 7, 1953 and recorded December 18, 1953 as Document 15796122, as a covenant running with the land for the benefit of the properties described therein that during the period of 50 years from January 1, 1950 no part of said described properties shall be used for the operating of a garage or repair shop for servicing or repair of motor buses or trucks, said restriction to apply to manufacturing and repairing of experimental models of motor or buses or trucks or to experimental work done on standard models of motor buses or trucks.
3. Covenants contained in the deeds from A. B. Dick Company to United Drill and Tool Corporation, Corporation Michigan, International Register Company, Corporation of Illinois, Precision Castings Corporation, Corporation of Illinois, United Drill and Tool Corporation, Corporation of Illinois, and Harig Manufacturing Corporation, Corporation of Illinois, recorded December 7, 1950 as Document 14968146, recorded December 4, 1950 as Document 14965059, recorded December 29, 1950 as Document 14981530, recorded January 2, 1951 as Document 14983300 and recorded January 3, 1951 as Document 14983409 respectively, as covenants running with the land for the benefit of the premises thereby conveyed and any other part of the Dick property that during the period of 50 years from January 1, 1950 no part of the Dick property shall be used for other than manufacturing, industrial or storage purposes or any other use than being made of said property, nor shall said Dick property or any part thereof at any time during the said period be used for the erection or maintenance thereon of any dwelling, stores, hotels, saloons, boarding houses or churches or for purposes other than those expressly permitted thereby or for any use which shall give rise to noxious odors, gases or fumes, nor shall said Dick property at any time during said period be used for the storage, manufacture, sale or advertising of spirituous, malt or intoxication liquor or of any kind or description, as modified by agreement by and between said parties dated November 12, 1953 and recorded November 15, 1953 as Document 15773966 providing that the parties thereon have the right to use said respective properties owned by them for office purposes, including the construction of a building to be used for office purposes. 199112802
4. Building line(s) as shown on the plat of subdivision recorded as Document No. 09188470, affecting the westerly 20 feet, the north 20 feet, the east 20 feet, and the south 11 feet 4 inches of the land.
5. Village utility easement in favor of Village of Niles and the utility companies including but not limited to Illinois Bell Telephone, Commonwealth Edison, Northern Illinois Gas, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment,

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and the provisions relating thereto contained in the plat recorded/filed as Document No. 09188470, affecting the westerly 20 feet, the easterly 10 feet, and the north 5 feet.

6. Development Agreement by and between Village of Niles and CenterPoint Properties Trust and TDC Niles L.L.C. recorded June 28, 1999 as Document 99617461.

7. Environmental No Further Remediation Letter from the Illinois Environmental Protection Agency recorded October 6, 2000 as Document 00786894.

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