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0021413546

3953.0085 .3 001 Page 1 of 6
2002-12-19 12:22:41
Cook County Recorder 34.50



0021413546

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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 16th day of December, 2002, between Illinois Tool Works Inc., a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois (referred to herein as "Grantor"), and AMB-Seefried Des Plaines, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois having a principal place of business located at c/o Seefried Industrial Properties, Inc., Building 1, Suite 300, 4200 Northside Parkway, Atlanta, GA 30327 (referred to herein as "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of TEN and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, 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, Legal Description, attached hereto and incorporated herein by reference. Subject to those matters described in Exhibit B.

Permanent Real Estate Index Number: 09-30-400-015

Address of Real Estate: 400 East Touhy Avenue, Des Plaines, Illinois

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, without 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, subject to the Permitted Exceptions described on Exhibit B, attached hereto and made a part hereof.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby are granted are, or may be, in any manner incumbered 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.

1st AMERICAN TITLE order # 1568
CC 201157 283 *JK*

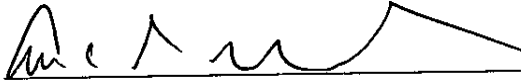
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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Senior Vice President the day and year first above written.

ILLINOIS TOOL WORKS INC.

By: 
Name: Allan C. Sutherland
Its: Senior Vice President

 REAL ESTATE
TRANSFER TAX \$ 100 PER
10000
34950
CITY OF DES PLAINES

0021413546

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PROPERTY TAX
REAL ESTATE TRANSFER TAX
REVENUE STAMP
REC. NO. 02
0000093946
REAL ESTATE
TRANSFER TAX
0140000
3236670

STATE TAX
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REC. 103
000004568
REAL ESTATE
TRANSFER TAX
0280000
10520000

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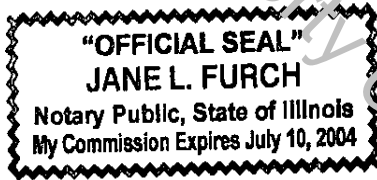
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0021413543

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 Allan C. Sutherland personally known to me to be the Senior Vice President of Illinois Tool Works Inc., a Delaware corporation, 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 acknowledged that as such Senior Vice President he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this ^{16th} day of December, 2002.



Jane L. Furch

Notary Public

Commission Expires: _____

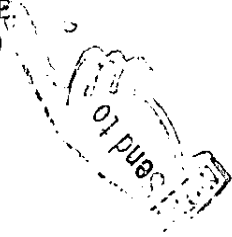
This Instrument Was Prepared By:

William L. Goldbeck
Gardner, Carton & Douglas
321 North Clark Street
Suite 3400
Chicago, IL 60610-4795

After recording, return to:

A. Summey Orr, III
Holland & Knight LLP
1201 West Peachtree, N.E.
Atlanta, GA 30309-3400

SEND SUBSEQUENT TAX BILLS TO:
AMB-Seefried Des Plaines, L.C.
c/o Seefried Industrial Properties, Inc.
Building 1, Suite 300
4200 Northside Parkway
Atlanta, GA 30327



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EXHIBIT A

Legal Description of the Premises

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THE WEST 489.423 FEET (AS MEASURED ALONG THE SOUTH LINE THEREOF) OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE EAST LINE OF THE RIGHT OF WAY OF THE DES PLAINES VALLEY RAILROAD AND LYING SOUTH OF THE SOUTHERLY LINE OF THE ILLINOIS TOLL ROAD AS DESCRIBED IN DOCUMENT NO. 1747978 REGISTERED IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS (EXCEPTING FROM SAID TRACT OF LAND THAT PART THEREOF LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID RIGHT OF WAY 19.636 FEET SOUTH OF THE POINT OF INTERSECTION OF SAID EAST LINE WITH THE SOUTHERLY LINE OF THE ILLINOIS TOLL ROAD AFORESAID; THENCE SOUTHEASTERLY 69.24 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST OF RADIUS OF 301.58 FEET AND WHOSE CHORD BEARS SOUTH 35 DEGREES 31 MINUTES 08.5 SECONDS EAST; THENCE SOUTH 25 DEGREES 27 MINUTES 17 SECONDS EAST, 32.83 FEET; THENCE SOUTH EASTERLY 264.276 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST OF RADIUS OF 311.58 FEET AND WHOSE CHORD BEARS SOUTH 71 DEGREES 23 MINUTES 15 SECONDS EAST; THENCE NORTH 84 DEGREES 18 MINUTES 50 SECONDS EAST, 50.0 FEET ALONG A LINE TANGENT TO THE LAST DESCRIBED ARC; THENCE EASTERLY 129.81 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTH OF RADIUS OF 221.58 FEET AND TANGENT TO THE LAST DESCRIBED LINE TO A POINT ON A LINE TANGENT WITH SAID ARC AND 20.0 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF THE ILLINOIS TOLL ROAD AFORESAID; THENCE SOUTH 70 DEGREES 10 MINUTES 41 SECONDS EAST, 20.02 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE EAST LINE OF THE WEST 489.423 FEET AFOREMENTIONED, IN COOK COUNTY, ILLINOIS, AND ALSO EXCEPTING THEREFROM THAT PART THEREOF LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF THE DES PLAINES VALLEY RAILROAD DISTANT 50.07 FEET NORTH, MEASURED AT RIGHT ANGLES FROM SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30; THENCE EASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 489.42 FEET TO A POINT IN THE EAST LINE OF SAID WEST 489.423 FEET DISTANT 49.94 FEET NORTH MEASURED AT RIGHT ANGLES FROM SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Permitted Exceptions

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1. General taxes for the year 2002 and subsequent years.
2. Easement in favor of Northern Illinois Gas for the installation, maintenance, repair, relocation, removal and renewal of gas mains granted by Document LR1956120, and the terms and conditions thereof.
3. Railroad rights-of-way, switch and spur tracks, if any.
4. Terms, provisions and conditions contained in the Ordinance annexing certain land to the City of Des Plaines recorded October 23, 1981 as Document No. 26036569.
5. Terms, provisions, conditions, easements and reservations contained in the instruments filed/recorded as Documents LR1925933, LR1925934, LR1956120, LR2136011 and 12972905.
6. Billboard Easements Agreement dated December 17, 2002 between Illinois Tool Works Inc. and Viacom Outdoors, Inc. recorded on December 17, 2002 as Document No. 0021413545

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PLAT ACT AFFIDAVIT

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Allan C. Sutherland, being duly sworn on oath, states that he is Senior Vice President of Illinois Tool Works Inc. whose principal place of business is 3600 W. Lake Avenue, Glenview, Illinois. That the attached deed is not in violation of Paragraph 1 of Chapter 109 of the Illinois Revised Statutes for the following reason:

Said Act is not applicable as the Grantor owns no adjoining property to the premises described in said deed.

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

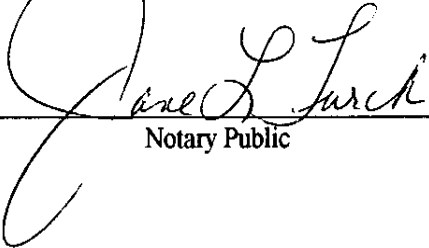
ILLINOIS TOOL WORKS INC

By: 

Name: Allan C. Sutherland

Its: Senior Vice President

SUBSCRIBED and SWORN to before me
this 16th day of December, 2002.



Notary Public



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