

UNOFFICIAL COPY

SPECIAL WARRANTY DEED Corporation to Corporation Illinois



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2826/0217 45 001 Page 1 of 4
2000-04-20 11:47:27
Cook County Recorder 27.00

THIS INDENTURE, made as of the 13th day of April, 2000 between CENTERPOINT REALTY SERVICES CORPORATION, an Illinois corporation ("Grantor") to and in favor of FIRST NATIONAL BANK OF WHEATON, as trustee under Trust Agreement dated February 22, 2000 and known as Trust No. 1301, whose address is 1151 E. Butterfield, Wheaton, Illinois 60187 (the "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 party of the second part, 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 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 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, 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 hereunto affixed, and has caused its name to be signed to these presents by its President, and attested to by its Vice President the day and year first above written.

CENTERPOINT REALTY SERVICES CORPORATION, an Illinois corporation

By: [Signature]
Name: _____

Title: MICHAEL M. MULLEN
PRESIDENT

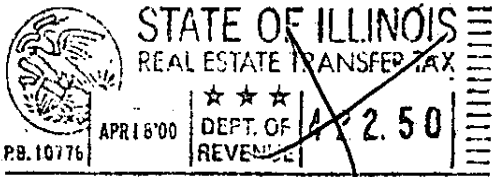
By: [Signature]
Name: _____

Title: FRED D. REYNOLDS
VICE PRESIDENT

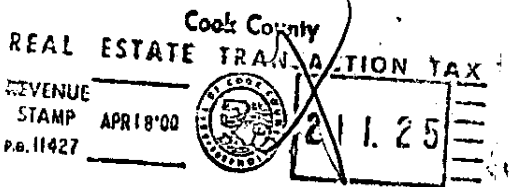
7856385-22 Case 1981

[Handwritten Signature]

COOK CO. NO. 016
1 2 3 5 4 2



3 3 0 4 6 0



BOX 333-CT1

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EXHIBIT "A"

LEGAL DESCRIPTION

THE EAST 157.50 FEET OF LOT 4 IN FOREST PARK INDUSTRIAL CENTER INC. RESUBDIVISION OF THAT PART OF BLOCKS 1 AND 2 AND LOTS 5 THROUGH 14 OF THE SUBDIVISION OF THE SOUTH ½ OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 7650 Industrial Drive, Forest Park, IL
PIU: 15-29-301-016

Property of Cook County Clerk's Office
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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. TAXES FOR YEARS 1999 AND 2000 NOT YET DUE AND PAYABLE.
2. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, 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, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 20872980, AFFECTING THE NORTH 25 FEET AND SOUTHERLY 10 FEET OF THE LAND.
3. 25 FOOT UTILITY EASEMENT OVER THE NORTH LINE AND 10 FOOT EASEMENT OVER THE SOUTHERLY LINE AS SHOWN ON PLAT OF FOREST PARK INDUSTRIAL CENTER, INC. RESUBDIVISION RECORDED JUNE 16, 1969 AS DOCUMENT 20872980.

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