SPECIAL WARRANTY DEED Corporation to Corporation Illinois

this indenture, made as of the 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.



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Cook County Recorder 2

27.00

Butterfield, Whenton, Illinois 60187 (the "Grantee"),

WITNE SZTH, 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 hered targents 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 ovenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, any thing whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as here in legited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WLL 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 here of fixed, and has caused its name to be signed to these presents by its \_\_\_\_\_\_\_, and attested to by its \_\_\_\_\_\_\_, and year first above written.

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CENTERPOINT REALTY SERV	ICES CORPORATION an
Illinois corporation	and a state of the

By: Name: Title: MICHAEL M. MULLEN
PRESIDENT

By: Lad Synoll Name: Talol Do

Title: FRED D. BEYNOLDS
VICE PRESIDENT

JRICHMAN/408359.1

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BOX 333-CT

STATE OF ILLINOIS )
COUNTY OF COOK )
,
I, Unifer Carner, a Notary Public in and for said County, in the State aforesaid
DOHEREBICERITY that MICHAEL IN MICHAIN FRO BLUNOS
as PVESIDENT and NO PVESIDENT, respectively,
CENTERPOINT REALTY SERVICES CORPORATION, an Illinois Corporation, who are personally known to me
to be the same persons whose names are subscribed to the foregoing instrument as such files and fred flagroots of said corporation, appeared to the foregoing instrument as such files and fred flagroots.
before me this day in person and acknowledged that they signed and delivered the said instrument as their own free on
voluntary act and as the free and voluntary act of said trust, for the uses and purposes therein set forth.
GIVEN under my hand and notarial seal this $\boxed{7}$ day of April, 2000.
Xthenh Mange
Notary Public
Trouis Fubile
This instrument was prepared by:  AFTER RECORDING RETURN TO:
Attention: Jerome R. Richman, Esq.  KATZ RANDALL WEINBERG & RICHMONI  333 West Wacker Drive  Suite 1800  A 20N V TOUKDA  1411 W P4TERSON  FANK RID62 14 60068
KATZ RANDALL WEINBERG & RICHMONIC 14/1 W 8472850N
333 West Wacker Drive
Suite 1800 YANK RIDGE 14 60068
Chicago, Illinois 60606
File No. 08279,06000
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§ OFFICIAL SEAL §
{ JENNIFER M CARRIER }
NOTARY ARL C. STATE OF ILLINOIS
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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 Advess: 7650 Industrial Drive, Forest Park, IL
PIN: 15029-301-016

#### EXHIBIT "R"

### PERMITTED EXCEPTIONS

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