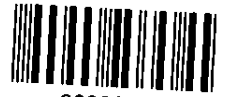


This document was prepared by :

3250/0175 05 001 Page 1 of 4  
2000-05-10 13:35:01  
Cook County Recorder 27.00

Amy K. Kozlowski  
Katz, Randall, Weinberg & Richmond  
333 West Wacker Drive  
Suite 1800  
Chicago, Illinois 60606



00333911

7860004022K

Property of Cook County Recorder's Office

**SPECIAL WARRANTY DEED**

This Special Warranty Deed is made as of this 27<sup>th</sup> day of April, 2000, by **CENTERPOINT PROPERTIES TRUST**, a Maryland real estate investment trust ("**Grantor**"), to **EVERGREEN PROPERTIES, L.L.C.**, an Illinois limited liability company, whose address is 676 North Michigan Avenue, Suite 3900, Chicago, Illinois 60611 ("**Grantee**").

WITNESSETH, that 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 Grantee, the receipt whereof is hereby acknowledged by Grantor, by these presents does hereby **REMYSE, RELEASE, ALIEN AND CONVEY** unto Grantee, and to its successors and assigns, **FOREVER**, the property described on **Exhibit A** attached hereto and made a part hereof, which property is situated in the County of Cook and State of Illinois (the "**Property**"). The Property hereby conveyed is being conveyed subject to those title exceptions and other matters set forth on **Exhibit B** attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said Property with the appurtenances, unto Grantee and its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND** said Property, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the title exceptions and other matters set forth on **Exhibit B** attached hereto.

**BOX 333-CTI**

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the day and year first above-written.

150720

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP MAY-9'00  
p.a. 11424  
875.00

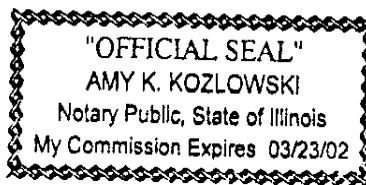
CENTERPOINT PROPERTIES TRUST, a Maryland real estate investment trust

By: Paul T. Ahern  
Its: PAUL T. AHERN  
CHIEF INVESTMENT OFFICER

By: Brian M. Sheehan  
Its: Brian M. Sheehan  
Vice President Controller

Property of Cook County Clerk's Office

STATE OF Illinois )  
COUNTY OF Cook ) SS.



I, Amy K. Kozlowski, a notary public in and for the County and State aforesaid, do hereby certify that on this day personally appeared before me Paul Ahern and Brian M. Sheehan, personally known to me to be the CIO and Vice President of CENTERPOINT PROPERTIES TRUST, a Maryland real estate investment trust, and acknowledged that they signed and delivered said instrument as their free and voluntary act as CIO and Vice President of said investment trust, and that the said instrument was signed and delivered in the name and on behalf of said investment trust as the free and voluntary act and deed of said investment trust.

GIVEN under my hand and official seal this 27<sup>th</sup> day of April, 2000.

Amy K. Kozlowski  
Notary Public  
My commission expires: 3/23/02

150721  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP MAY-9'00  
p.a. 11424  
875.00

Return after recording to:

David A. Goldberg, Esq.  
Schiff Hardin & Waite  
6600 Sears Tower  
Chicago, Illinois 60606

Send subsequent tax bills to:

Evergreen Properties, L.L.C.  
676 North Michigan Avenue, Suite 3900  
Chicago, Illinois 60611  
Attention: Thomas Melk


EXHIBIT A

Legal Description

Lots 1 through 7, both inclusive, in Block 62 in Chicago Land Company's Resubdivision of Blocks 36, 37, 46, 47, 48, 55, 56, 62, 63, 70, 71, 74 and 84 and Lot 1 of Block 50 all in Elston's Addition to Chicago, in Section 5, Township 39 North, Range 14 East, of the Third Principal Meridian in Cook County, Illinois.


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COOK  
CO. NO. 016  
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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAY - 8'00 DEPT. OF REVENUE 999.00  
RB. 10686

COOK  
CO. NO. 016  
3 0 3 9 2 1




STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAY - 8'00 DEPT. OF REVENUE 999.00  
RB. 10686

EXEMPT UNDER SECTION 10-1-1  
L.S. 10-1-1  
GRAPH... THE  
CHICAGO... PLANNANCE.


*Amy Szlouski*  
DAN 5/1/00  
DAN... REPRESENTATIVE

COOK  
CO. NO. 016  
3 0 3 9 2 2



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAY - 8'00 DEPT. OF REVENUE 999.00  
RB. 10686

COOK  
CO. NO. 016  
3 0 3 9 2 3



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAY - 8'00 DEPT. OF REVENUE 999.00  
RB. 10686

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## EXHIBIT B

### Permitted Exceptions

1. Acts of Purchaser or any party acting by, through under the aegis of Purchaser.
2. General taxes for the second installment of 1999 and subsequent years not yet due or payable
3. Encroachment of the 3-story brick building located mainly on Lots 5, 6 and 7 of the land over onto the public way (West Evergreen Avenue) southeasterly and adjoining by about 0.36 of a foot, and by timber loading dock bumpers over same line by about 1.00 foot as disclosed by National Survey Service Number N-113641 dated October 13, 1988.
4. Encroachment of the blacktop strip and parking spaces located mainly on the land onto the property easterly and adjoining by an undisclosed amount, as shown on plat of survey.
5. Encroachment of the fence located mainly on the land onto the property southwesterly and adjoining by approximately 6.50 feet and onto the property northwesterly and adjoining by approximately 0.08 feet, as shown on plat of survey.
6. Encroachment of the retaining wall located mainly on the land onto the property southwesterly and adjoining by approximately 0.20 feet, as shown on plat of survey.
7. Existing unrecorded lease to Outer Circle Products, Ltd. and all rights thereunder of the lessee and of any person or party claiming by, through or under the lessee.

COOK  
CO. NO. 018  
3 0 3 9 2 4

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

P.B. 10686 MAY-8'00 DEPT. OF REVENUE

999.00

COOK  
CO. NO. 018  
3 0 3 9 2 5

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

P.B. 10686 MAY-8'00 DEPT. OF REVENUE

999.00

COOK  
CO. NO. 018  
3 0 3 9 2 6

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

P.B. 10686 MAY-8'00 DEPT. OF REVENUE

999.00

COOK  
CO. NO. 018  
3 0 3 9 2 7

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

P.B. 10686 MAY-8'00 DEPT. OF REVENUE

807.00

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Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP MAY-8'00 P.B. 11424

875.00

1 5 0 7 2 3

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP MAY-8'00 P.B. 11424

875.00

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