

# UNOFFICIAL COPY



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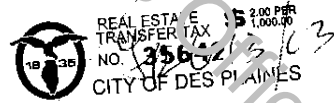
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 06/16/2003 02:54 PM Pg: 1 of 6

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Above Space Reserved for Recording

Prepared by:  
Joseph W. Chouinard, Esq.  
Goldfarb & Fleece  
345 Park Avenue, 33<sup>rd</sup> Floor  
New York, New York 10154

Send Tax Information to:  
Georgia-Pacific Corporation  
Attention: Tax Department  
133 Peachtree Street  
Atlanta, Georgia 30303

After recording return to:  
Nancy Lundeen, Esq.  
Allen Matkins Leck Gamble  
& Mallory LLP  
333 Bush Street, Suite 1700  
San Francisco, CA 94014-2806



## LIMITED WARRANTY DEED (Des Plaines, Illinois)

THIS LIMITED WARRANTY DEED ("Deed"), made as of this 2<sup>nd</sup> day of June, 2003 by and between **CARDINAL PAPER II, L.P.**, a Texas limited partnership, ("Grantor") having an address c/o Cardinal Capital Partners, Inc., 8214 Westchester Avenue, Ninth Floor, Dallas, Texas 75204 and **ALBION ILLINOIS LLC**, a Delaware limited liability company, having an address of 215 West 6<sup>th</sup> Street, Ste. 800, Los Angeles, California 90014 ("Grantee"; "Grantor" and "Grantee" to include their respective successors, legal representatives, heirs and assigns where the context requires or permits);

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## WITNESSETH, That:

Grantor, for and in consideration of the sum of TEN AND NO/1000 DOLLARS (\$10.00), and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, all that tract or parcel of land described in Exhibit A, attached hereto and by this reference made a part hereof (hereinafter the "Land").

TOGETHER WITH all rights, easements, and appurtenances appertaining to the Land, together with all right, title, and interest of Grantor in and to any and all alleys, streets, and rights-of-way adjacent to or abutting the Land (the Land, together with such rights and appurtenances, hereinafter the "Property"); subject only to those matters explicitly set forth on Exhibit B, attached hereto and by this reference made a part hereof (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, with all and singular the rights, and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the benefit, and behoof of Grantee forever, subject to the Permitted Encumbrances, listed on Exhibit B attached hereto and made a part hereof.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, and no further, subject only to the Permitted Encumbrances.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

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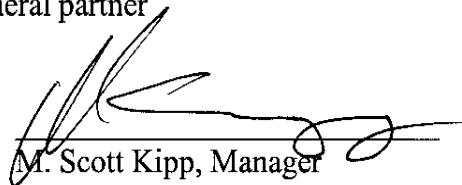
IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Deed the day and year above written.

**GRANTOR:**

**CARDINAL PAPER II, L.P.,**  
a Texas limited partnership

By: Cardinal Paper II GP, L.L.C.  
a Delaware limited liability company,  
its general partner

By:

  
M. Scott Kipp, Manager

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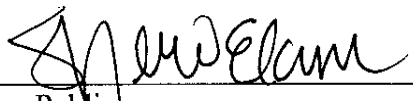
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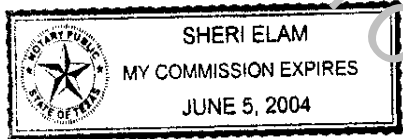
STATE OF TEXAS            )  
  )  
COUNTY OF DALLAS        )

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 11<sup>th</sup> day of ~~May~~<sup>June</sup>, 2003, by M. Scott Kipp, as manager of Cardinal Paper II GP, L.L.C., a Delaware limited liability company, the general partner, and on behalf, of Cardinal Paper II, L.P., a Texas limited partnership.

My commission expires:

June 5, 2004

  
\_\_\_\_\_  
Notary Public



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**UNOFFICIAL COPY**Wolf Road  
Des Plaines, IL**LEGAL DESCRIPTION**

Lot Two (2) in Butler Paper Company's Des Plaines Subdivision No. 1, being a Subdivision of part of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 30, Township 41 North, Range 12 East of the Third Principal Meridian, according to plat of Butler's Paper Company's Des Plaines Subdivision No. 1, registered in the Office of the Registrar of Titles of Cook County, Illinois, on November 1, 1977, as Document No. 2978436, in Cook County, Illinois; excepting therefrom that part taken for street purposes in Condemnation Case 91L50427.

TOGETHER with an easement to use, construct, reconstruct, install, maintain, repair and remove a switch track or switch tracks and appurtenances thereto over, along and across the following described portion of the real estate:

A strip of land 20 feet wide across that part of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 30, Township 41 North, Range 12, East of the Third Principal Meridian lying South of the Southerly line of the Illinois Toll Road as described in Document Number 1747978 (registered in the Registrar's Office of Cook County, Illinois), and lying East of a line 489.423 feet, measured along the South line of said Southeast  $\frac{1}{4}$ , East from and parallel with the east line of the right of way of the Des Plaines Valley Railroad and lying West of a line 461.25 feet, measured at right angles, West from and parallel with the East line of said Southeast  $\frac{1}{4}$  of Section 30 aforesaid, said strip of land being 10 feet in width on each side of the following described centerline; beginning on said line 461.25 feet, measured at right angles, West from and parallel with the East line of said Southeast  $\frac{1}{4}$  of Section 30, at a point 38.35 feet South from the point of intersection of said parallel line with the Southerly line of said Illinois Toll Road and running; thence Northwestwardly along a straight line, a distance of 126.77 feet to a point of curve, distant 36.70 feet, measured at right angles Southwesterly from said Southerly line of said Illinois Toll Road; thence Northwestwardly along the arc of a circle, convex to the Southwest and having a radius of 300.0 feet, a distance of 72.86 feet, to a point 28.28 feet, measured at right angles Southwesterly from said Southerly line of said Illinois Toll Road; thence Northwestwardly along a straight line, a distance of 41.82 feet to a point of curve, a distance of 18.43 feet, measured at right angles Southwesterly from said Southerly line of said Illinois Toll Road; thence Northwestwardly along the arc of a circle, convex to the Northeast and having a radius of 300 feet, a distance of 56.00 feet to an intersection with said line 489.423 feet (measured along the South line of said Southeast  $\frac{1}{4}$ ) East from and parallel with the East line of said Des Plaines Valley Railroad, and said point being 11.05 feet measured along said parallel line, south from the point of intersection of said parallel line with said Southerly line of said Toll Road as reserved in Warranty Deed dated November 10, 1977 and recorded December 9, 1977 as Document Number 2986949.

Permanent Real Estate Index No.: 09-30-400-042-0000

Address: 2392 South Wolfe Road, Des Plaines, IL 60018

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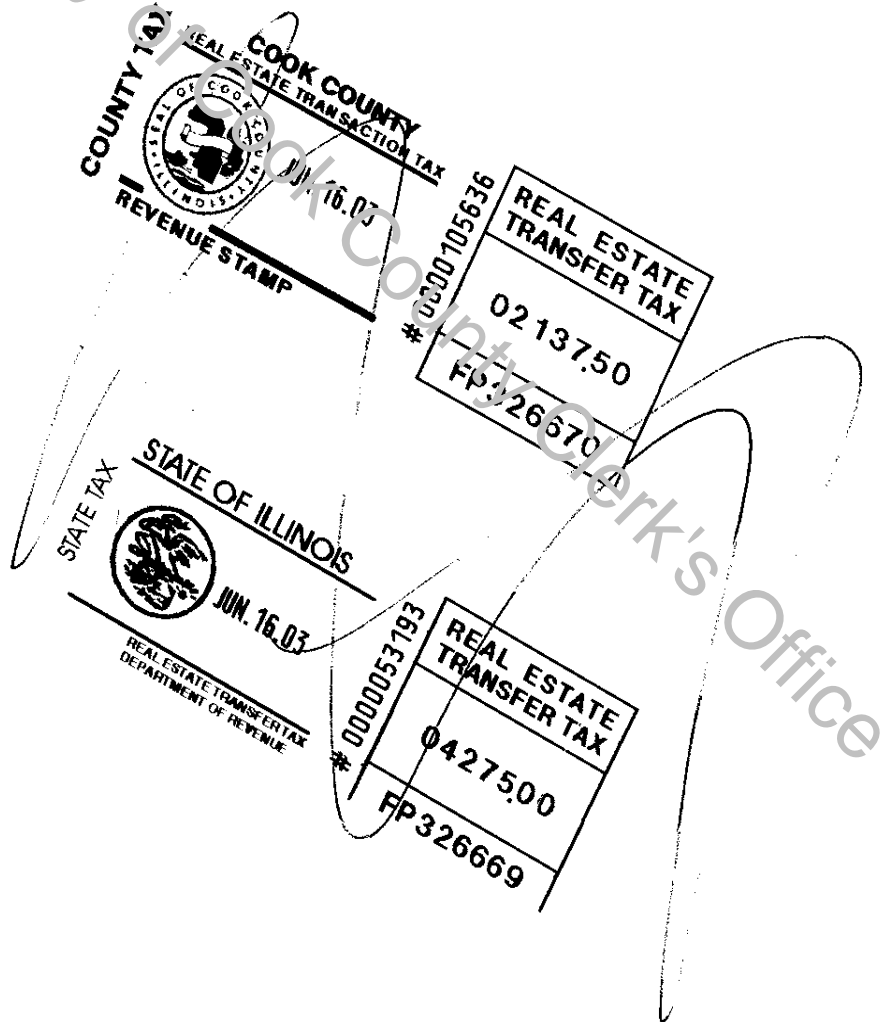
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## EXHIBIT B

### Des Plaines, Illinois

#### Permitted Title Exceptions

1. All matters listed as exceptions to title to the property described herein in that certain policy of title insurance issued effective on or about the date hereof by First American Title Insurance Company pursuant to Title Insurance Commitment No.NCS-353044-CHI1.
2. All matters shown on that certain ALTA/ACSM Land Title Survey dated on or about the date hereof prepared by Gremley & Biedermann, Inc., bearing Job/Project No. 1021906.



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