



Doc#: 0325242429
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/09/2003 02:10 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

8146128, 619 221

THIS INDENTURE WITNESSETH, that CDC REALTY, INC., an Illinois corporation ("Grantor"), bargains, sells and conveys to CENTERPOINT PROPERTIES TRUST, a Maryland real estate investment trust ("Grantee"), having an address at 1808 Swift Drive, Oak Brook, IL 60523-1501, for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, all of Grantor's right, title and interest in and to the following described real estate located in Cook County, in the State of Illinois (the "Real Estate"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Property: 800 Albion, Schaumburg, IL 60193

Permanent Index Number: 07-33-402-004-0000

subject to, however, those matters set forth on Exhibit "B" attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Estate unto Grantee and its successors and assigns forever. Grantor covenants and warrants that the Real Estate is free of any encumbrance made or suffered by Grantor (except the Permitted Exceptions), and that Grantor and its successors shall warrant and defend the same unto Grantee and Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 11 day of August, 2003.

GRANTOR:

CDC REALTY, INC., an Illinois corporation

BOX 333-CTI

By: Ronald E. Mishlon
Name: RONALD E. MISHLON
Its: PRESIDENT

UNOFFICIAL COPY

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 Ronald C. Mishler, personally known to me to be the PREIDENT of **CDC REALTY, INC.**, an Illinois 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 officer, he signed and delivered said instrument as such officer of said corporation, 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 14th day of August, 2003.

Eileen M. Bagarella
Notary Public

My Commission Expires: 11/21/05



This Instrument Prepared By:

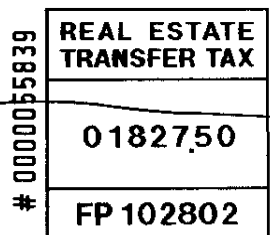
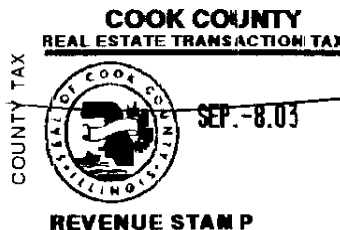
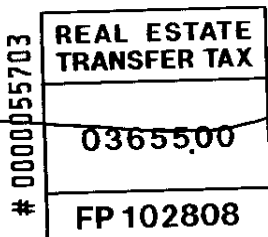
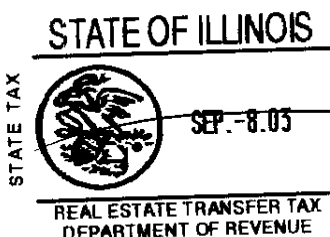
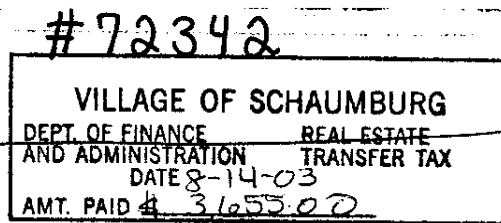
After Recording Return To:

Shannon Walsh
McDermott, Will & Emery
227 West Monroe Street
Chicago, Illinois 60606

Jerry Richman
Katz, Randall, Weinberg & Richmond
233 W. Wacker Drive, Suite 1800
Chicago, Illinois 60606

Grantee's Address and Send Subsequent Tax Bills To:

Centerpoint Properties Trust
1808 Swift Drive
Oak Brook, Illinois 60523-1501
Attn: Wendy Koller



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EXHIBIT "A"

LEGAL DESCRIPTION

Lot 4 in Centex Schaumburg Industrial Park Unit 98, being a subdivision in the South ½ of Section 33, Township 41 North, Range 10 East of the Third principal Meridian, in Cook County, Illinois

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES FOR PIN: 07-33-402-004 NOT YET DUE AND PAYABLE.
2. BUILDING LINE OVER THE SOUTH 25 FEET AND WEST 25 FEET OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 22583756 AND FILED AS DOCUMENT 2733827.
3. EASEMENT OVER THE NORTH 15 FEET, THE SOUTH 25 FEET AND THE WEST 25 FEET OF THE LAND FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN ON AFORESAID PLAT OF SUBDIVISION.
4. EASEMENT OVER THE SOUTH 25 FEET AND THE WEST 25 FEET OF THE LAND FOR SEWER AND WATER PURPOSES AS SHOWN ON AFORESAID PLAT OF SUBDIVISION.
5. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, 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. 22583756 AND FILED AS DOCUMENT 2733827, AFFECTING THE NORTH 15 FEET AND SOUTH 25 FEET AND WEST 25 FEET OF THE LAND.
6. RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS, AS DISCLOSED BY SURVEY BY SCHLAF-SEDIG AND ASSOCIATES INC. DATED JUNE 10, 2003, NUMBER 30836.