

UNOFFICIAL COPY



THIS INSTRUMENT WAS PREPARED BY

Mark S. Richmond, Esq.
WEINBERG RICHMOND LLP
333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606
WR File No. 11000.11200

Doc#: 0409333136
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 04/02/2004 11:58 AM Pg: 1 of 5

8890024
18

SPECIAL WARRANTY DEED

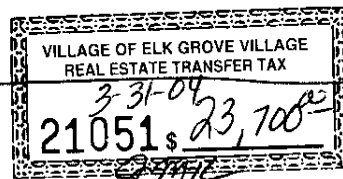
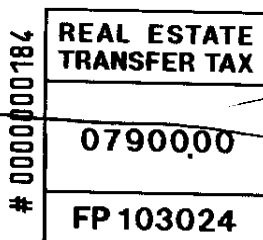
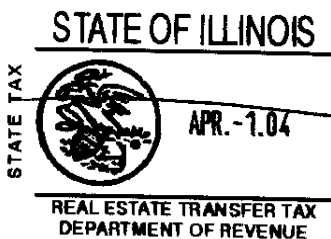
Corporation to Corporation
Illinois

THIS INDENTURE, made as of the 31st day of March, 2004 between CABOT ACQUISITION, LLC, a Delaware limited liability company, with an address of c/o LaSalle Investment Management, Inc., 200 East Randolph Drive, Chicago, Illinois 60601 ("Grantor") to and in favor of CENTERPOINT PROPERTIES TRUST, a Maryland real estate investment trust, whose address is, 1808 Swift Drive, Oak Brook, Illinois 60523 ("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, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to his heirs 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 encumbered 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.



5
J

UNOFFICIAL COPY

WITNESS the signature of the Grantor on this Special Warranty Deed the day and year first above written.

CABOT ACQUISITION, LLC, a Delaware limited liability company

By: CALEAST INDUSTRIAL INVESTORS, LLC, a California limited liability company, its sole member

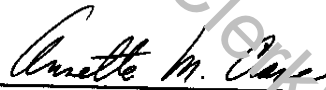
By: LaSalle Investment Management, Inc., its Manager

By: 
Dann Thomasson
Senior Vice President

STATE OF ILLINOIS)
COUNTY OF COOK)

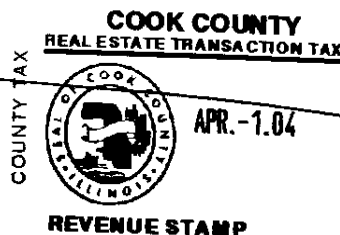
I, ANNETTE M. CRANE, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Dann Thomasson** as Senior Vice President of LaSalle Investment Management, Inc., the manager of CalEast Industrial Investors, LLC, a California limited liability company, the sole member of Cabot Acquisition, LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Senior Vice President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31 day of March, 2004.


Notary Public

**DOCUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:**

Mark S. Richmond, Esq.
Weinberg Richmond LLP
333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606
WR File No. 11000.11200



REAL ESTATE TRANSFER TAX
0395000
000000186
FP 103022

UNOFFICIAL COPY

EXHIBIT A TO DEED

PROPERTY DESCRIPTION

Lot 125 (except that part taken for widening of Greenleaf Avenue per Document 20611443) in Centex Industrial Park Unit 91, being a Subdivision in the North 1/2 of Section 34, Township 41 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded August 27, 1968 as Document 20596540 in Cook County, Illinois.

Property Address: 1445-1645 Greenleaf Avenue, Elk Grove Village, Cook County, Illinois

P.I.N.: 08-34-203-009-0000

UNOFFICIAL COPY**EXHIBIT B TO DEED****PERMITTED EXCEPTIONS**

1. TAXES FOR THE YEAR 2003, FINAL INSTALLMENT ONLY, AND SUBSEQUENT YEARS, NONE NOW DUE AND PAYABLE.
2. RIGHTS OF CURRENT TENANTS, AS TENANTS ONLY, UNDER EXISTING UNRECORDED LEASES.
3. A 25 FOOT BUILDING LINE ON THE NORTH LINE OF LOT 125, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AGUSUT 27, 1968 AS DOCUMENT 20596540.
4. EASEMENT OVER THE WEST 10 FEET AND THE SOUTH 15 FEET OF LOT 125, FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AUGUST 27, 1968 AS DOCUMENT 20596540 AND AS SHOWN ON THE SURVEY MADE BY GREMLEY & BIEDERMANN, INC. DATED MARCH 30, 2004 AS ORDER NO. 2004-00625-001 (THE "SURVEY").
5. EASEMENT OVER THE NORTH 25 FEET OF LOT 125, FOR PUBLIC UTILITY, SEWER, WATER AND DRAINAGE PURPOSES, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AUGUST 27, 1968 AS DOCUMENT 20596540 AND AS SHOWN ON THE SURVEY.
6. EASEMENT OVER THE NORTH 25 FEET, THE WEST 10 FEET AND THE SOUTH 15 FEET OF LOT 125, FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT TO OVERHANG AERIAL SERVICE WIRES AND ALSO WITH RIGHT OF ACCESS THERETO, AS GRANTED TO THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, THE NORTHERN ILLINOIS GAS COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON PLAT OF THE SUBDIVISION RECORDED AUGUST 27, 1968 AS DOCUMENT 20596540 AND AS SHOWN ON THE SURVEY.
7. NOTE: OUR EXAMINATION OF THE CHAIN OF TITLE OF THE LAND DISCLOSES THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENTS FOR TRANSFER OF REAL PROPERTY:

RECORDED JANUARY 16, 1990 AS DOCUMENT 90023574

RECORDED JANUARY 16, 1990 AS DOCUMENT 90023572

UNOFFICIAL COPY

8. RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS AS DISCLOSED BY THE PLAT OF SURVEY MADE BY GREMLEY & BIEDERMANN, INC., DATED MARCH 30, 2004 AS ORDER NO. 2004-00625-001.

(AFFECTS THE SOUTH LINE OF THE LAND)

Property of Cook County Clerk's Office