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SPECIAL WARRANTY DEED

Doc#: 0419131058
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/09/2004 01:10 PM Pg: 1 of 4

THIS SPECIAL WARRANTY DEED, made this 28th day of June, 2004, by PEGASUS ASSOCIATES, L.L.C., an Illinois limited liability company, party of the first part, and FIRST INDUSTRIAL, L.P., a Delaware limited partnership, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) 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, ALIENATE AND CONVEY unto the party of the second part, 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 as follows, to wit.

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART OF 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 party of the first part, 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 party of the second part, its successors and assigns forever.

Above Space for Recorder's Use Only

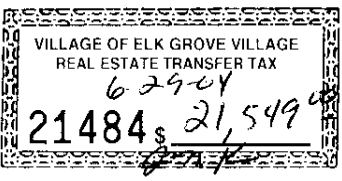
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered 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: SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Number(s): 08-26-303-004, 08-26-303-005, 08-26-303-006, 08-26-303-007, 08-26-303-015, 08-26-303-016, 08-26-303-017, 08-26-303-018

Address of real estate: 1850 Touhy, Elk Grove Village, Illinois

[Signature Page To Follow]

First American Title Order #
NCS 96787
EB
1061




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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

PEGASUS ASSOCIATES, L.L.C., an Illinois limited liability company

By: Zaragon Holdings, Inc., an Illinois corporation, its manager

By: 
Richard M. Perlman
Its: Manager

This instrument prepared by Brett A. Feinberg, Barack Ferrazzano Kirschbaum Perlman & Nagelberg LLP, 333 West Wacker Drive, Suite 2700, Chicago, Illinois 60606.

MAIL TO: Brett A. Feinberg
Barack Ferrazzano Kirschbaum
Perlman & Nagelberg LLP
333 W. Wacker Dr., Suite 2700
Chicago, IL 60606

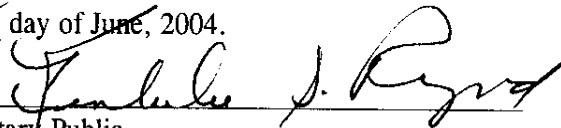
SEND SUBSEQUENT TAX BILLS TO:
First Industrial Realty Trust, Inc.
311 South Wacker Dr., Suite 4000
Chicago, IL 60606
Attn: Controller



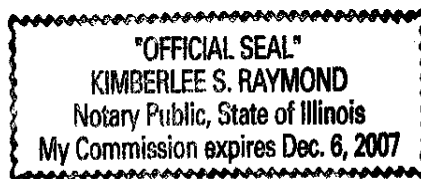
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Richard M. Perlman personally known to me to be the President of Zaragon Holdings, Inc., an Illinois corporation, the manager of Pegasus Associates, L.L.C., an Illinois limited liability company, 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 severally acknowledged that as such he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of said partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of ~~June~~, 2004.


Notary Public

My Commission Expires: Dec. 6, 2007



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: LOTS 89, 90, 91 AND LOT 92 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 92; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 92, A DISTANCE OF 38.0 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 38.0 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 92, A DISTANCE OF 38.0 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 92; THENCE EAST ALONG SAID SOUTH LINE OF LOT 92, A DISTANCE OF 38.0 FEET TO THE SOUTHEAST CORNER THEREOF AND THE PLACE OF BEGINNING), ALL IN CENTEX INDUSTRIAL PARK UNIT 10, BEING A

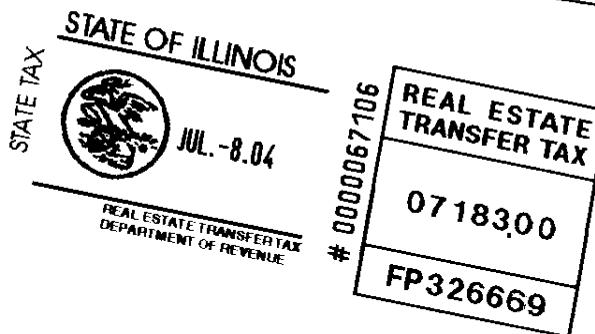
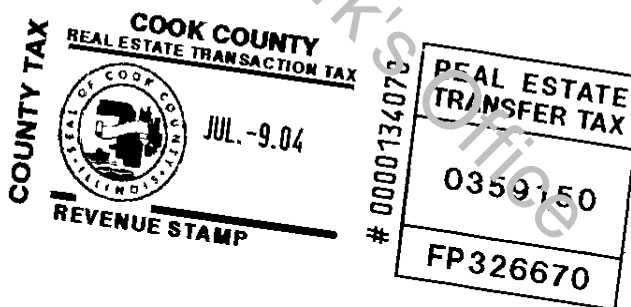
SUBDIVISION I N SECTION 26, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED ON FEBRUARY 28, 1963 AS LR2079626, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 152, 153, 154 AND 155 IN CENTEX INDUSTRIAL PARK UNIT 12, BEING A

SUBDIVISION IN SECTION 26, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF FILED ON APRIL 29, 1963 AS LR2088355, IN COOK COUNTY, ILLINOIS.

Address: 1850 Touhy Avenue, Elk Grove Village, Illinois

PINS: 08-26-303-004
08-26-303-005
08-26-303-006
08-26-303-007
08-26-303-015
08-26-303-016
08-26-303-017
08-26-303-018



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EXHIBIT B

PERMITTED EXCEPTIONS

1. **Taxes for the years 2003, 2004 and subsequent years, not yet due or payable.**
2. **Building lines and easements as shown on the Plat of Centex Industrial Park Unit 10 recorded February 28, 1963 as Document No. 18731450 and filed as R2079626 and on the Plat of Centex Industrial Park Unit 12, filed April 29, 1963 as Document LR2088355 together with the easement provisions contained thereon.**
3. **Easement for railroad purposes over part of the land as disclosed by Instrument recorded October 31, 1963 as LR2120014 and the further provisions therein contained**

Property of Cook County Clerk's Office