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THIS INSTRUMENT WAS PREPARED BY:

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WR File No. 11000.14700



Doc#: 0435102382
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 12/16/2004 11:19 AM Pg: 1 of 5

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX \$15.04	REAL ESTATE TRANSFER TAX
	# 0000001873	016000.00
		FP 103022

SPECIAL WARRANTY DEED Illinois

THIS INDENTURE, made as of the 15th day of December, 2004, between **CENTERPOINT PROPERTIES TRUST**, a Maryland real estate investment trust, duly authorized to transact business in the State of Illinois ("Grantor") to and in favor of **GREEN BAY PACKAGING, INC.**, a Wisconsin corporation, whose address is 3601 Runge, Franklin Park, Illinois 60131 ("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 Grantee, 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 hereof, 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming any right, title or interest in or to the same, subject to the matters set forth in **Exhibit B** attached hereto and made a part hereof.



This stamp processed pursuant to
Section 7-10B-4 A (2) of the
Franklin Park Village Code
governing review of documents.

12-14-04 BE

Box 400-CTCC

IL Special Warranty Deed - 3601 Runge Franklin Park.DOC
3601 Runge, Franklin Park, Illinois

8250406 Da DG 18F/AM

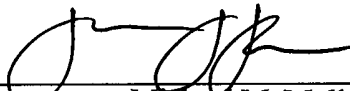
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IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ and _____ the day and year first above written.

STATE TAX	STATE OF ILLINOIS	# 0000001842	REAL ESTATE TRANSFER TAX
	DEC. 15. 04		0320000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024

CENTERPOINT PROPERTIES TRUST,
a Maryland real estate investment trust

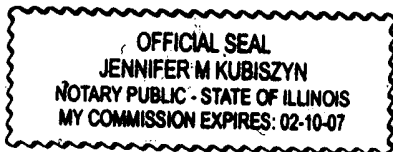
By: 
Name: Michael M. Mullen
Title: President and Chief Operating Officer

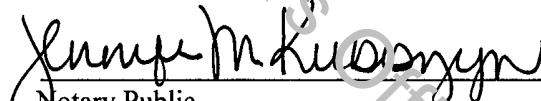
By: 
Name: Reckford O. Kottka
Title: Chief Accounting Officer

STATE OF Illinois)
COUNTY OF Will)

I, Jennifer M Kubiszyn, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Michael M Mullen and Reckford O Kottka, as President + COO and Chief Accounting Officer respectively, of Centerpoint Properties Trust, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President + COO and Chief Accounting Officer, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said trust for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15th day of December, 2004.




Notary Public

THIS INSTRUMENT WAS PREPARED BY:
Ann M. Grefe, Esq.
Weinberg Richmond LLP
333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606

AFTER RECORDING RETURN TO:
Edward Matkom, Esq.
von Briesen & Roper s.c.
411 East Wisconsin Avenue
Milwaukee, Wisconsin 53202

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF FRANKLIN AVENUE WITH THE WEST LINE OF SAID NORTH EAST 1/4 (SAID POINT BEING 54.13 FEET DUE SOUTH OF A BRONZE MONUMENT MARKING THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE CENTER LINE OF SAID FRANKLIN AVENUE) AND RUNNING THENCE SOUTH 67 DEGREES 28 MINUTES 07 SECONDS EAST ALONG THE SAID SOUTHWESTERLY LINE OF FRANKLIN AVENUE (SAID SOUTHWESTERLY LINE FORMING A SOUTH EAST ANGLE OF 67 DEGREES 28 MINUTES 07 SECONDS WITH SAID WEST LINE OF NORTH EAST 1/4 AND BEING 50 FEET SOUTHWESTERLY FROM, AT RIGHT ANGLE MEASUREMENT, AND PARALLEL WITH SAID CENTER LINE), FOR A DISTANCE OF 1186.57 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY LINE WITH A LINE 1096.00 FEET EAST OF (AT RIGHT ANGLE MEASUREMENT) AND PARALLEL WITH THE WEST LINE OF SAID NORTH EAST 1/4; THENCE "SOUTH" IN SAID PARALLEL LINE (SAID LINE BEING THE EAST LINE OF RUNGE AVENUE), 600.0 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE "EAST", AT RIGHT ANGLES TO THE EAST LINE OF RUNGE AVENUE, 384.16 FEET; THENCE SOUTH 65.0 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 440.18 FEET, FOR A DISTANCE OF 176.76 FEET TO A POINT; THENCE SOUTH 24 DEGREES 56 MINUTES 20 SECONDS EAST 34.20 FEET TO A POINT OF INTERSECTION WITH A CURVE, CONVEX SOUTHWESTERLY, HAVING A RADIUS 370.0 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 51.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 30 DEGREES 58 MINUTES 18 SECONDS EAST ALONG THE TANGENT 12.07 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 321.0 FEET, A DISTANCE OF 97.10 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTHEASTERLY ALONG ANOTHER CURVE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 294.0 FEET, A DISTANCE OF 93.57 FEET, TO A POINT IN THE NORTH LINE OF THE RIGHT OF WAY FOR A SPUR TRACK OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, SAID POINT BEING 1699.34 FEET EAST OF (AT RIGHT ANGLE MEASUREMENT) THE WEST LINE OF SAID NORTH EAST 1/4; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST IN SAID RIGHT OF WAY LINE 219.33 FEET TO A JOG IN SAID LINE; THENCE NORTH 0 DEGREES 00 MINUTES 47 SECONDS WEST 7.0 FEET; CONTINUING THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST IN SAID RIGHT OF WAY LINE 384.01 FEET TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF SAID RUNGE AVENUE; THENCE "NORTH" IN SAID EAST LINE 442.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 12-19-400-106

ADDRESS: 3601 RUNGE, FRANKLIN PARK, ILLINOIS

IL Special Warranty Deed - 3601 Runge Franklin Park4DOC
3601 Runge, Franklin Park, Illinois

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EXHIBIT B

PERMITTED EXCEPTIONS

- TAXES FOR 2004, NOT YET DUE OR PAYABLE.
- NOTE: THE FOLLOWING ITEM, WHILE APPEARING ON THIS COMMITMENT /POLICY, IS PROVIDED SOLELY FOR YOUR INFORMATION.

THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART HEREOF:

DOCUMENT NUMBER: 98691707 DATE OF RECORDING: AUGUST 6, 1998

- RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
- VIOLATION OF THE 10-FOOT BUILDING LINE ALONG THE EASTERLY PROPERTY LINE BY APPROXIMATELY 9 FEET, AND VIOLATION OF THE 15-FOOT BUILDING LINE ALONG THE WEST PROPERTY LINE BY APPROXIMATELY 5 FEET, AS DISCLOSED BY SURVEY MADE BY GREELEY-HOWARD-NORLIN SMITH, DATED MAY 16, 1998, NUMBER 23018.

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STATE OF ILLINOIS)
) SS
COUNTY OF _____)

PLAT ACT AFFIDAVIT

Paul T. Ahern, as CFO of CenterPoint ^{Properties Trust} ~~Realty~~ ~~Services Corporation~~, being duly sworn on oath, states that his principal place of business is at 1808 Swift Drive, Oak Brook, Illinois 60523 and that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons: (CIRCLE NUMBER BELOW WHICH IS APPLICABLE TO ATTACHED DEED OR LEASE.)

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements or access.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
- 10.** The sale or exchange is of an entire tract of land not being part of a larger tract of land.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of ~~Kane~~ ^{Cook} County, Illinois, to accept the attached deed for recording.

CENTERPOINT PROPERTIES TRUST,
a Maryland real estate investment trust

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

Subscribed and sworn to before me
this 14th day of December, 2004.

Jerome Richman
Notary Public

603957_1.DOC

