

UNOFFICIAL COPY



Doc#: 0500602332
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 01/06/2005 01:59 PM Pg: 1 of 6

8238 732 0000 1

SPECIAL WARRANTY DEED Illinois

THIS INDENTURE, made as of the 21st 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 WHITEHORSE PROPERTIES, INC., an Illinois corporation whose address is 16807 South Park Avenue, South Holland, Illinois 60473 Attn: Alan C. Beemsterboer ("**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 hereby GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its successors and assigns, FOREVER, all the 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 tenements, 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 tenements, hereditaments and appurtenances;

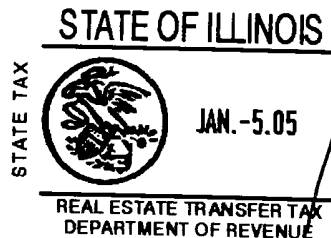
TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

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.

EXEMPT UNDER PROVISIONS OF PARAGRAPH 4, SEC. 200.1-2 (B-6) OR PARAGRAPH _____, SEC. 200.1-4 (B), OF THE CHICAGO TRANSACTION TAX ORDINANCE.

12/21/04 Alan C. Beemsterboer
DATE BUYER, SELLER OR REPRESENTATIVE

Box 400-CTCC



0000001980

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0070000 |
| FP 103024 |

UNOFFICIAL COPY

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.

CENTERPOINT PROPERTIES TRUST, a Maryland real estate investment trust

By: [Signature]

Name: **PAUL T. AHERN**
Title: **CHIEF INVESTMENT OFFICER**

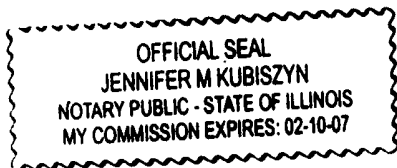
By: [Signature]

Name: **Rockford 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 aforesaid, DO HEREBY CERTIFY that Paul T. Ahern and Rockford O. Kottka as CEO and CAO, respectively, of CENTERPOINT PROPERTIES TRUST, a Maryland real estate investment trust, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such CEO and CAO, of said real estate investment trust, 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 _____ for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21st day of December, 2004.

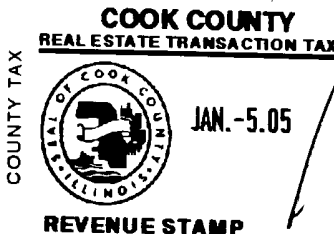


Jennifer M. Kubiszyn
Notary Public

This instrument was prepared by:
Amy K. Kozlowski, Esq.
Weinberg Richmond LLP
333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606

AFTER RECORDING RETURN TO:
Thomas J. Canna, Esq.
Canna & Canna
10703 West 159th Street
Orland Park, Illinois 60467

605219



| | |
|--------------|--------------------------|
| # 0000002012 | REAL ESTATE TRANSFER TAX |
| | 0035000 |
| | FP 103022 |

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

A TRACT OF LAND BEING PART OF LOT 3 IN THE SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CALUMET RIVER, TOGETHER WITH THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION LYING WEST OF THE CALUMET RIVER RAILROAD ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1899 AS DOCUMENT NO. 2866651, PART OF 108TH STREET, 33 FEET WIDE, LYING SOUTH OF AND ADJOINING AFORESAID LOT 3 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18 AFORESAID FALLING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE NORTH 0 DEGREES 14 MINUTES 58 SECONDS WEST (SAID BEARINGS BASED ON THE BEARING ON THE CALUMET RIVER DOCK LINE BEING NORTH 62 DEGREES 30 MINUTES 29 SECONDS EAST AND THE SUBSEQUENT BEARINGS IN THIS DESCRIPTION ARE RELATIVE THERETO), A DISTANCE OF 8.58 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 18; THENCE NORTH 89 DEGREES 18 MINUTES 29 SECONDS EAST, 42.18 FEET; THENCE NORTH 71 DEGREES 03 MINUTES 08 SECONDS EAST, 44.13 FEET; THENCE SOUTH 27 DEGREES 36 MINUTES EAST, 15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 27 DEGREES 19 MINUTES 47 SECONDS EAST, 207.37 FEET; THENCE NORTH 72 DEGREES 15 MINUTES 12 SECONDS EAST, 197.30 FEET; THENCE NORTH 62 DEGREES 29 MINUTES 25 SECONDS EAST, 170.26 FEET; THENCE NORTH 51 DEGREES 43 MINUTES 50 SECONDS EAST 299.25 FEET; THENCE NORTH 62 DEGREES 30 MINUTES 29 SECONDS EAST, 40 FEET; THENCE SOUTH 27 DEGREES 29 MINUTES 31 SECONDS EAST, 30 FEET; THENCE NORTH 62 DEGREES 30 MINUTES 29 SECONDS EAST, 10 FEET; THENCE NORTH 27 DEGREES 29 MINUTES 31 SECONDS WEST, 30 FEET; THENCE NORTH 38 DEGREES 54 MINUTES 35 SECONDS EAST, 54.79 FEET; THENCE NORTH 27 DEGREES 36 MINUTES WEST, 66.25 FEET; THENCE SOUTH 62 DEGREES 24 MINUTES WEST, 26 FEET; THENCE NORTH 27 DEGREES 36 FEET WEST, 28 FEET; THENCE SOUTH 62 DEGREES 24 FEET WEST, 325.71 FEET; THENCE NORTH 27 DEGREES 36 FEET WEST, 70 FEET; THENCE SOUTH 62 DEGREES 24 MINUTES WEST, 406.29 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY INSTRUMENT RECORDED - AS DOCUMENT - MADE BY SPECIALTY STEEL PRODUCTS, INC TO CENTERPOINT PROPERTIES CORPORATION OVER THE FOLLOWING DESCRIBED PARCELS OF LAND:

UNOFFICIAL COPY

A.) COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE NORTH 0 DEGREES 14 MINUTES 58 SECONDS WEST (SAID BEARINGS BASED ON THE BEARING ON THE CALUMET RIVER DOCK LINE BEING NORTH 62 DEGREES 30 MINUTES 29 SECONDS EAST AND THE SUBSEQUENT BEARINGS IN THIS DESCRIPTION ARE RELATIVE THERETO), A DISTANCE OF 8.58 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 18; THENCE NORTH 89 DEGREES 18 MINUTES 29 SECONDS EAST, 42.18 FEET; THENCE NORTH 71 DEGREES 3 MINUTES 8 SECONDS EAST, 44.13 FEET; THENCE SOUTH 27 DEGREES 36 MINUTES EAST, 15 FEET; THENCE NORTH 62 DEGREES 24 MINUTES EAST, 406.29 FEET; THENCE SOUTH 27 DEGREES 36 MINUTES EAST, 70 FEET; THENCE NORTH 62 DEGREES 24 MINUTES EAST, 325.71 FEET; THENCE SOUTH 27 DEGREES 36 MINUTES EAST, 28 FEET; THENCE NORTH 62 DEGREES 24 MINUTES EAST, 26 FEET; THENCE SOUTH 27 DEGREES 36 MINUTES EAST, 10.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45 DEGREES 33 MINUTES 18 SECONDS EAST, 521.05 FEET; THENCE NORTH 53 DEGREES WEST, 31.50 FEET; THENCE NORTH 41 DEGREES EAST, 20.05 FEET; THENCE SOUTH 53 DEGREES EAST, 53.34 FEET; THENCE SOUTH 45 DEGREES 33 MINUTES 18 SECONDS WEST, 550.34 FEET; THENCE NORTH 27 DEGREES 36 MINUTES WEST, 20.90 FEET TO THE POINT OF BEGINNING.

ALSO:

B). ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHEASTERLY OF THE CALUMET RIVER, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CALUMET RIVER RAILROAD COMPANY, WITH THE SOUTH LINE OF 106TH STREET AS LAID OUT 40 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 18; THENCE NORTH 89 DEGREES 58 MINUTES WEST (MEASURED) ALONG SAID SOUTH LINE OF 106TH STREET, (SAID BEARING BASED ON THE BEARING OF THE CALUMET RIVER DOCK LINE BEING NORTH 62 DEGREES 30 MINUTES 29 SECOND EAST AND THE SUBSEQUENT BEARINGS IN THIS DESCRIPTION ARE RELATIVE THERETO) 26.90 FEET; THENCE SOUTH 42 DEGREES 0 MINUTES WEST 164.54 FEET TO A POINT THAT IS 58 FEET NORTHWESTERLY OF SAID NORTHWESTERLY RIGHT OF WAY LINE OF RAILROAD; THENCE SOUTH 29 DEGREES 50 MINUTES 18 SECONDS WEST, PARALLEL WITH SAID RAILROAD, 266.58 FEET; THENCE SOUTH 24 DEGREES WEST, 124.01 FEET; THENCE SOUTH 41 DEGREES WEST, 201.99 FEET TO A POINT ON THE MOST EASTERLY LINE OF PARCEL 1; THENCE SOUTH 53 DEGREES EAST 20.05 FEET; THENCE NORTH 41 DEGREES EAST, 203.58 FEET; THENCE NORTH 24 DEGREES EAST, 125.99 FEET; THENCE NORTH 29 DEGREES 50 MINUTES 18 SECONDS EAST, 263.42 FEET; THENCE NORTH 42 DEGREES EAST, 180.40 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE PURPOSE OF USING, MAINTAINING, REPAIRING AND REPLACING EXISTING RAILROAD TRACKS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AN EASEMENT FROM ACME STEEL COMPANY, A DELAWARE CORPORATION TO MICRODOT INC., ITS SUCCESSORS AND ASSIGNS, RECORDED FEBRUARY 25, 1988 AS DOCUMENT 88081402, DESCRIBED AS FOLLOWS, AND AS DEPICTED ON A SURVEY THEREOF ATTACHED AS EXHIBIT A TO SAID GRANT OF EASEMENT AND INCORPORATED BY REFERENCE THEREIN:

UNOFFICIAL COPY

AN EASEMENT OVER A PARCEL OF LAND OVER THE PURPOSE OF USING, MAINTAINING, REPAIRING AND REPLACING EXISTING RAILROAD TRACKS, ROADWAY AND AN UNDERGROUND 8 INCH NATURAL GAS MAIN, SAID PARCEL DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; THENCE NORTH 00 DEGREES 14 MINUTES 58 SECONDS WEST (SAID BEARING BASED ON THE BEARING OF THE CALUMET RIVER DOCK LINE BEING NORTH 62 DEGREES 30 MINUTES 29 SECONDS EAST AND THE SUBSEQUENT BEARING IN THIS DESCRIPTION ARE RELATIVE THEREOF);

A DISTANCE OF 218.40 FEET ALONG THE WEST LINE OF SAID NORTHEAST $\frac{1}{4}$ TO THE DOCK LINE OF THE CALUMET RIVER; THENCE NORTH 62 DEGREES 30 MINUTES 29 SECONDS EAST, 808.93 FEET ALONG SAID DOCK LINE; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, 474.79 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST $\frac{1}{4}$ TO THE POINT OF BEGINNING OF THIS EASEMENT;

- (1) THENCE CONTINUING SOUTH 89 DEGREES 54 MINUTES 47 SECONDS EAST, 10.00 FEET TO THE NORTHWESTERLY LINE OF THE CONRAIL RIGHT OF WAY;
- (2) THENCE SOUTH 29 DEGREES 53 MINUTES 15 SECONDS WEST, 66.3 FEET ALONG SAID NORTHWESTERLY CONRAIL RIGHT OF WAY;
- (3) THENCE SOUTH 00 DEGREES 07 MINUTES 20 SECONDS EAST, 2.54 ALONG SAID CONRAIL RIGHT OF WAY;
- (4) THENCE SOUTH 43 DEGREES 28 MINUTES 44 SECONDS WEST, 330.05 FEET;
- (5) THENCE SOUTH 52 DEGREES 02 MINUTES 32 SECONDS WEST, 142.00 FEET;
- (6) THENCE NORTH 38 DEGREES 54 MINUTES 35 SECONDS EAST, 154.25 FEET;
- (7) THENCE NORTH 44 DEGREES 49 MINUTES 23 SECONDS EAST, 376.24 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

AN EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSE OF USING, MAINTAINING, REPAIRING & REPLACING EXISTING RAILROAD TRACKS AS RESERVED IN DEED FROM ACME STEEL COMPANY, A DELAWARE CORPORATION TO MICRODOT INC., ITS SUCCESSORS AND ASSIGNS, RECORDED FEBRUARY 25, 1988 AS DOCUMENT 88081403, DESCRIBED AS FOLLOWS, AND AS DEPICTED ON A SURVEY THEREOF ATTACHED AS EXHIBIT C TO SAID DOCUMENT AND INCORPORATED BY REFERENCE THEREIN OVER THE FOLLOWING: SAID PARCEL BEING IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SAID NORTHEAST $\frac{1}{4}$, SAID POINT BEING AN IRON PIPE FOUND; THENCE NORTH 00 DEGREES 14 MINUTES 58 SECONDS WEST (SAID BEARING BASED ON THE BEARING OF THE CALUMET RIVER DOCK LINE BEING NORTH 62 DEGREES 30 MINUTES 29 SECONDS EAST AND THE SUBSEQUENT BEARINGS IN THIS DESCRIPTION ARE RELATIVE THERETO), A DISTANCE

UNOFFICIAL COPY

OF 8.58 FEET ALONG THE WEST LINE OF SAID NORTHEAST ¼ TO A PONT; THENCE NORTH 89 DEGREES 18 MINUTES 29 SECONDS EAST, 42.18 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 03 SECONDS EAST, 48.64 FEET; THENCE SOUTH 27 DEGREES, 19 MINUTES, 47 SECONDS EAST, 207.37 FEET; THENCE NORTH 72 DEGREES, 15 MINUTES, 12 SECONDS EAST, 197.30 FEET; THENCE NORTH 62 DEGREES, 29 MINUTES, 25 SECONDS EAST, 170.26 FEET; THENCE NORTH 51 DEGREES, 43 MINUTES, 50 SECONDS EAST, 299.25 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT:

- (1) THENCE NORTH 43 DEGREES, 40 MINUTES, 33 SECONDS EAST, 240.90 FEET;
- (2) THENCE SOUTH 38 DEGREES, 54 MINUTES, 35 SECONDS WEST, 194.25 FEET;
- (3) THENCE SOUTH 27 DEGREES, 29 MINUTES, 31 SECONDS EAST, 30.00 FEET;
- (4) THENCE SOUTH 62 DEGREES, 30 MINUTES, 29 SECONDS WEST, 10.00 FEET;
- (5) THENCE NORTH 27 DEGREES, 29 MINUTES, 31 SECONDS WEST, 30.00 FEET;
- (6) THENCE SOUTH 62 DEGREES, 30 MINUTES, 29 SECONDS WEST, 40.00 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART FALLING IN PCL 1 AFSD)

3137 E 106th St
 Chicago, Ill
 26 18 2000 27 +
 028