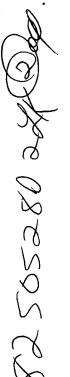
UNOFFICIAL COPY



SEND SUBSEQUENT TAX BILLS TO:

M3 North America, LLC 829 W. Ohio, Suite 2 Chicago, Illinois 60622 Attn: Sebastian Madei Doc#: 0505302317
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/22/2005 01:06 PM Pg: 1 of 4

UPON RECORDING MAIL TO:

David G. Trout, Esq. Reda & Des Jardins, Ltd. 8 S. Michigan Avenue, Suite 3400 Chicago, IL 60603

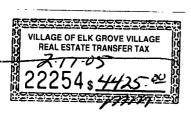
WARRANTY DEED

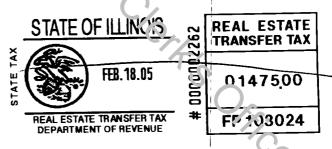
THE GRANTOR, MATERIAL SCIENCES CORPORATION, ENGINEERED MATERIALS AND SOLUTIONS GROUP, N.C. (f/k/a Pre Finish Metals Incorporated), an Illinois corporation, for an in consideration of Ten and no 100 (\$10.00) Dollars, in hand paid, and as sole owner, CONVEYS and WARRANTS to M3 NORTH AMERICA, LLC, an Illinois limited liability company, the following described and, situated in the County of Cook, and State of Illinois known and legally described on Extribit A attached hereto, subject only to those matters set forth on Exhibit B.

Address of Property: 2111 E. Pratt Boulevard, Elk Crove Village, Illinois.

PINs: 08-35-302-010-0000; 08-35-302-013-0000; 08-35-302-014-0000, 08-35-403-015-0000.

Dated this 18th day of February, 2005.





MATERIAL SCIENCES CORPORATION ENGINEERED MATERIALS AND SOLUTIONS GROUP, INC., an Illinois corporation

COOK COUNTY
REAL ESTATE
TRANSFER TAX

REVENUE STAMP

REAL ESTATE
TRANSFER TAX

00737.50

FP 103022

Name: Jeffrey J. Siemers
Title: Vice President & CFO

7

Box 400-CTCC

0505302317D Page: 2 of 4

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STATE OF ILLINOIS)

(SS. COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that <u>Jeffrey J. Siemers</u>, as <u>Vre fresident & CFO</u> of Material Sciences Corporation, Engineered Materials and Solutions Group, Inc., 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of February, 2005.

Commission expires Sept 9 2006.

Kathy J. Hneica

OFFICIAL SEAL
KATHY J HNILICA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/09/09

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOT 5 (EXCEPT THE WEST 865.0 FEET THEREOF) IN CENTEX INDUSTRIAL PARK, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE WEST 865 FEET OF LOT 5 IN CENTEX INDUSTRIAL PARK, BEING A SUPDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PROCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST 865 FEET OF LOT 5; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 865 FEET OF LOT 5, 10.0 FEET; THENCE SOUTHWESTERLY 70.75 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF LOT 5, 70.0 FEET WEST OF IMP. PLACE OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF LOT 5, 70.0 FEET OT THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 50.98 FEET OF LOT 9 IN CENTEX INDUSTRIAL PARK UNIT 2, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 MORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B PERMITTED EXCEPTIONS

- 1. GENERAL TAXES FOR THE YEAR 2004 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
- 2. PROCEEDINGS HAD IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS AS CASE NO. CS60803, INDICATING THAT THE LAND FALLS WITHIN THE BOUNDARIES OF THE HIGGINS CREEK DRAINAGE DISTRICT.
- 3. PUPLIC UTILITIES EASEMENT OVER, ALONG AND UNDER THE NORTH 25 FEET OF LOT 5, AS SHOWN ON THE PLAT OF CENTEX INDUSTRIAL PARK SUBDIVISION, AFORESAID. (AFFECTS PARCELS 1 AND 2)
- 4. RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS, IF ANY. (AFFECTS PARCFL 2)
- 5. BUILDING SET-BACK LINE OF 25 FEET FROM THE WEST LINE OF THE LAND, AS SHOWN ON THE PLAT OF SUBDIVISION, AFORESAID. (AFFECTS PARCEL 3)
- 6. PUBLIC UTILITIES EASEMENTS IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY, OVER, UNDER AND ALONG THE WEST 25 FEET OF THE LAND, AS SHOWN ON THE PLAT OF SUPDIVISION, AFORESAID. (AFFECTS PARCEL 3)
- 7. ANY MATTERS DISCLOSED BY THAT CERTAIN SURVEY PREPARED BY GREMLEY & BIEDERMANN DATED DECEMBER 8, 2504 AND KNOWN AS ORDER NO. 2004-02339-001
- 8. ACTS OF PURCHASER, OR ITS AGENTS, CONSULTANTS OR REPRESENTATIVES.