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THIS INSTRUMENT WAS PREPARED BY:

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PINS: 15-17-201-029-0000
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Doc#: 0507433174
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 03/15/2005 01:41 PM Pg: 1 of 5

8964107 Dark

SPECIAL WARRANTY DEED

Illinois

THIS INDENTURE, made as of the 4th day of March, 2005, 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 **THE REALTY ASSOCIATES FUND VII, L.P.**, a Delaware limited partnership, whose address is c/o TA Associates Realty, 28 State Street, 10th Floor, Boston, Massachusetts 02109 ("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 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 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.

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Box 400-CTCC

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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.

CENTERPOINT PROPERTIES TRUST, a Maryland real estate investment trust

By: [Signature]
Name: Rockford O. Kottka
Title: Chief Accounting Officer

By: [Signature]
Name: Paul T. Ahern
Title: Chief Operating Officer

Property of Cook County

STATE OF ILLINOIS
COUNTY OF WILL

I, Laura L. Artus, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rockford O. Kottka and Paul T. Ahern, as CAO and COO, 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 CAO and COO, 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 9th day of March, 2005.



[Signature]
Notary Public

AFTER RECORDING RETURN TO:
Kenneth F. Plifka, Esq.
Stutzman, Bromberg, Esserman & Plifka, PC
2323 Bryan Street, Suite 2200
Dallas, Texas 75201-2689

SEND SUBSEQUENT TAX BILLS TO:
The Realty Associates Fund VII, L.P.
c/o TA Associates Realty
28 State Street, 10th Floor
Boston, Massachusetts 02109

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EXHIBIT A


LEGAL DESCRIPTION


LOTS 1 AND 2 IN ADVENT REALTY RESUBDIVISION BEING A RESUBDIVISION OF LOT 1 IN NARCO HILLSIDE CENTER FOR INDUSTRY, A SUBDIVISION OF PART OF THE NORTH 900.0 FEET (MEASURED AT RIGHT ANGLES) OF NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 250 MANHEIM, HILLSIDE, ILLINOIS

PINS: 15-17-201-029-0000
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15-17-201-029-0000
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VILLAGE OF HILLSIDE
\$ 58,065
722164 REAL ESTATE TRANSFER TAX
350 Manheim
3-10-05

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000002393	REAL ESTATE TRANSFER TAX
	NAR. 14.05		0774200
			FP 103024

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000000355	REAL ESTATE TRANSFER TAX
	NAR. 14.05		0387100
			FP 103022

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EXHIBIT B

PERMITTED EXCEPTIONS

1. GRANT OF EASEMENT FOR PUBLIC UTILITIES MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 44311 TO THE COMMONWEALTH EDISON COMPANY FOR CONSTRUCTING AND MAINTENANCE OF EQUIPMENT ON THE SOUTH 10 FEET AND THE WEST 5 FEET OF THE LAND, SAID INSTRUMENT FILED FEBRUARY 22, 1973 AS DOCUMENT LR2676505, AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY DATED JANUARY 4, 2005, LAST REVISED MARCH 8, 2005 (SURVEY NO. N-125945 LOCATION) PREPARED BY JOSEPH A. LIMA (PLS #3080) OF NATIONAL SURVEY SERVICE, INC.
2. EASEMENT OVER THE WEST 10 FEET OF THE EAST 29 FEET OF LOT 1 OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RECORDED OCTOBER 12, 1979 AS DOCUMENT LR 3124121, AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY DATED JANUARY 4, 2005, LAST REVISED MARCH 8, 2005 (SURVEY NO. N-125945 LOCATION) PREPARED BY JOSEPH A. LIMA (PLS #3080) OF NATIONAL SURVEY SERVICE, INC.
1. ENCROACHMENT OF THE RETAINING WALL ONTO THE PROPERTY IN QUESTION ALONG THE WEST LINE OF THE LAND BY APPROXIMATELY .62 FEET AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY DATED JANUARY 4, 2005, LAST REVISED MARCH 8, 2005 (SURVEY NO. N-125945 LOCATION) PREPARED BY JOSEPH A. LIMA (PLS #3080) OF NATIONAL SURVEY SERVICE, INC.
2. ENCROACHMENT OF FENCE LOCATED MAINLY ON THE LAND ONTO PROPERTY SOUTH AND ADJOINING BY .36 FEET AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY DATED JANUARY 4, 2005, LAST REVISED MARCH 8, 2005 (SURVEY NO. N-125945 LOCATION) PREPARED BY JOSEPH A. LIMA (PLS #3080) OF NATIONAL SURVEY SERVICE, INC.
3. RIGHTS OF THE PUBLIC OR QUASI PUBLIC UTILITIES AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY DATED

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JANUARY 4, 2005, LAST REVISED MARCH 8, 2005 (SURVEY NO. N-125945 LOCATION) PREPARED BY JOSEPH A. LIMA (PLS #3080) OF NATIONAL SURVEY SERVICE, INC., DEPICTING THE FOLLOWING:

POWER POLES AND OVERHEAD WIRES AND CABLES, FIRE HYDRANTS, MANHOLES, INLETS, TRANSFORMERS, WATER VALVES AND LIGHT POLES.

4. EASEMENT GRANTED JUNE 2, 1975 AND FILED JUNE 26, 1975 AS DOCUMENT LR2815323, FOR THE USE, REPAIR, MAINTENANCE OR REPLACEMENT OF A TRACK FOR RAILROAD PURPOSE, AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY DATED JANUARY 4, 2005, LAST REVISED MARCH 8, 2005 (SURVEY NO. N-125945 LOCATION) PREPARED BY JOSEPH A. LIMA (PLS #3080) OF NATIONAL SURVEY SERVICE, INC.
5. GRANT OF EASEMENT OVER PART OF THE LAND MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE TRUST NO. 44311 DATED JANUARY 10, 1977 AND FILED SEPTEMBER 1, 1977 AS DOCUMENT LR2964155 OF A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE, REPAIR, MAINTENANCE OR REPLACEMENT OF A TRACK FOR RAILROAD PURPOSE, AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY DATED JANUARY 4, 2005, LAST REVISED MARCH 8, 2005 (SURVEY NO. N-125945 LOCATION) PREPARED BY JOSEPH A. LIMA (PLS #3080) OF NATIONAL SURVEY SERVICE, INC.
6. (A) TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT RECORDED AS DOCUMENT 20044050,.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
9. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
10. ACTS OF GRANTEE OR ANYONE CLAIMING THROUGH GRANTEE.