#### THIS INSTRUMENT WAS PREPARED BY:

Ann M. Grefe, Esq.
WEINBERG RICHMOND LLP
333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606

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PINS: 15-17-201-029-0000

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15-17-201-030-0000

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Eugene "Gene" Moore Fee: \$32.00 Cook County Recorder of Deeds Date: 03/15/2005 01:41 PM Pg: 1 of 5

# SPECIAL WARRANTY DEED Illinois

THIS INDENTURE, made as of the day of March, 2005, between CENTERPOINT PROPERTIES TRUST, a Maryland real estate investment trust, duly authorized to transact business in the State of Illinois ("Granter") 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, 10<sup>th</sup> Floor, Boston, Massachuse as 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 hereditame us 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, file, 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 describe, 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

has caused its name to be signed to these p	
	the day and year first above written.
	CONTROLOGICA
	CENTERPOINT PROPERTIES TRUST, a
	Maryland real estate investment trust
	By: OUKOULU
	Name: Rockford O. Kottka
	Title: Accounting Officer
	Valla la
	By: MULLENCEY_
	Name:
~/X	Title: Paul T. Ahern
	Chief Operating Officer
Ox	
STATE OF ILLINOIS)	
STATE OF LULIDOS)	
COUNTY OF WIII	
, 7	
1. Laura L. Aerus	, a Notary Public in and for
	esaid, DO HEREBY CERTIFY that
200kfren o Kotka a	lid Paul T. Asers, as
C AO and	respectively, of
CenterPoint Properties Trust, a Maryland real of	estate in estment trust, who are personally known
	re subscribed to the foregoing instrument as such
<u>CAQ</u> and	$Co_0$ ,
ppeared before the this day in person and acking	nowledged that the signed and delivered the said
ne uses and purposes therein set forth.	and as the free and countary act of said trust for
the ases and purposes therein set forth.	1,0
GIVEN under my hand and not	arial seal this 9 day of March, 2005.
January 1	day of March, 2003.
OFFICIAL SEAL	
LAURAL ARTUS NOTARY PUBLIC - STATE OF ILLINOIS	Laura & Quit
MY COMMISSION EXPIRES: 05-19-07	Notary Public
· · · · · · · · · · · · · · · · · · ·	
ETER DECORDING RETURNS	
AFTER RECORDING RETURN TO:	SEND SUBSEQUENT TAX BILLS TO:
Lenneth F. Plifka, Esq. tutzman, Bromberg, Esserman & Plifka, PC	The Realty Associates Fund VII, L.P.
323 Bryan Street, Suite 2200	c/o TA Associates Realty
Pallas, Texas 75201-2689	28 State Street, 10 <sup>th</sup> Floor Boston, Massachusetts 02109

#### **EXHIBIT A**

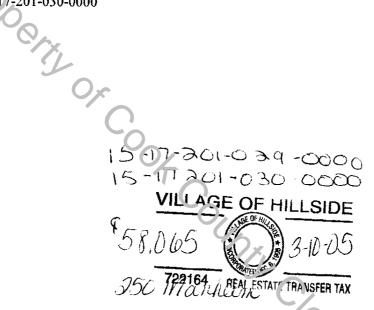
#### **LEGAL DESCRIPTION**

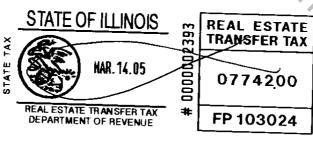
LOTS 1 AND 2 IN ADVENT REALTY RESUBDIVISION BEING A RESUBDIVISION OF LOT 1 IN NARCO HILLSIDE CENTER FOR INDUSTRY, A SUBDIVISION OF PART OF THE NORTH 900.0 FEET (MEASURED AT RIGHT ANGLES) OF NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

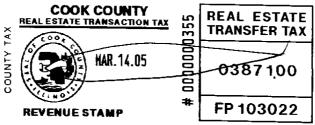
ADDRESS: 250 MANHEIM, HILLSIDE, ILLINOIS

PINS: 15-17-201-029-0000

16-17-201-030-0000







#### **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 LCCATION) PREPARED BY JOSEPH A. LIMA (PLS #3080) OF NATIONAL SURVEY SERVICE, INC.
- 1. ENCROACHMENT OF THE RETAINING WALL ON 10 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 613092\_1.DOC 4 250 Manheim, Hillside, Illinois

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.