

# UNOFFICIAL COPY



Doc#: 0527033172 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/27/2005 01:33 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED Illinois

THIS INDENTURE made as of the 22<sup>nd</sup> day of September, 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 GREENWOOD DEVELOPMENT LLC, an Illinois limited liability company, 1201 Greenwood, Maywood, Illinois 60153 Attention: Dale Brooks ("Grantee") WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No Dollars (\$10.00) 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.

STATE OF ILLINOIS	
STATE TAX	SEP. 26. 05
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000003821	REAL ESTATE TRANSFER TAX
	00225.00
	FP 103024

VILLAGE OF MAYWOOD

\$900.00  
Real Estate Transfer Tax Paid 9/21/05

8297499D2MM

Property of Cook County Clerk's Office


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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: James N. Clewlow  
Title: Chief Investment Officer

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

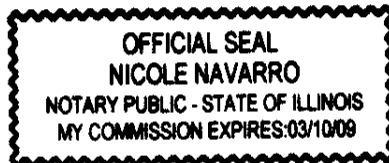
COUNTY TAX	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX	# 0000001802	<b>REAL ESTATE TRANSFER TAX</b>
	SEP. 26. 05		0011250
			FP 103022
	<b>REVENUE STAMP</b>		

STATE OF Illinois )  
COUNTY OF Kane )

I, Nicole Navarro, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James N. Clewlow and Rockford O. Kottka as Chief Investment Officer and Chief Accounting Officer, 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 Chief Investment Officer and Chief Accounting Officer, of said 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 Trust for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 6<sup>th</sup> day of September, 2005.

[Signature]  
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:  
Mark R. Sargis, Esq.  
Bellande & Sargis Law Group, LLP  
19 South LaSalle Street, Suite 1203  
Chicago, Illinois 60603

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## EXHIBIT A LEGAL DESCRIPTIONS

15-14-208-081-0000 and 15-14-208-086-0000

**15-14-208-081:**

THOSE PARTS OF LOTS 23, 24, 25 AND 26 AND THE WEST HALF OF LOT 27, ALL IN BLOCK 1 OF DESPLAINES ADDITION TO MAYWOOD, LYING NORTHEASTERLY OF A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS NOW LOCATED AND LYING SOUTHWESTERLY OF A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK (NOW REMOVED) OF THE MINNESOTA AND NORTH WESTERN RAILROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED, ALL IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**15-14-208-086:**

THAT PART OF LOTS 3 AND 4 IN BLOCK 4, ALL OF LOTS 1 AND 2, PART OF LOTS 3 AND 4 IN BLOCK 9, TOGETHER WITH THE VACATED STREET AND ALLEYS LYING BETWEEN AND ADJOINING SAID LOTS AND PARTS OF LOTS, ALL IN STEELE AND BROWN'S ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THE 585.5 FEET SOUTH OF AND ADJOINING THE NORTH 504.90 FEET OF THE WEST 1148.00 FEET OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING ON THE SOUTH LINE OF WILCOX STREET, (BEING ALSO THE NORTH LINE OF AFOREMENTIONED BLOCKS 4 AND 9 IN STEELE AND BROWN'S ADDITION TO MAYWOOD) AT THE INTERSECTION OF THE EAST LINE OF THE WEST 75 FEET OF LOTS 3 AND 4 IN SAID BLOCK 4; THENCE EAST ON THE SOUTH LINE OF SAID WILCOX STREET, 292.00 FEET; THENCE SOUTH, PERPENDICULAR TO THE SOUTH LINE OF SAID WILCOX STREET, 66 FEET TO THE SOUTH LINE OF THE 14 FOOT EAST AND WEST VACATED ALLEY; THENCE WEST ON THE SOUTH LINE OF SAID VACATED ALLEY TO THE EAST LINE OF THE WEST 75 FEET OF LOTS 3 AND 4 IN SAID BLOCK 1; THENCE NORTH ON SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.
2. ACTS OF PURCHASER AND ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER.
3. LEASE BETWEEN SELLER AND LAIDLAW TRANSIT, INC., DATED MARCH 1, 1997, AS AMENDED BY LEASE AMENDMENT DATED JULY 1, 2002 AS FURTHER AMENDED BY SECOND LEASE AMENDMENT DATED JUNE 28, 2005.
4. RIGHTS OF WAY FOR DRAINAGE DITCHES, FEEDERS AND LATERALS.
5. RESERVATION CONTAINED IN DEED DATED SEPTEMBER 29, 1975 AN RECORDED OCTOBER 24, 1975 AS DOCUMENT 23269419 IN FAVOR OF THE GRANTOR ITS LESSOR, LICENSEES, SUCCESSORS AND ASSIGNS, THE RIGHT TO CONTINUE TO PROTECT, MAINTAIN, OPERATE AND USE ANY AND ALL EXISTING CONDUITS, SEWERS, WATER MAINS, GAS LINES, ELECTRIC POWER LINES, COMMUNICATION LINES, WIRES AND OTHER UTILITIES, AND EASEMENTS OF ANY KIND WHATSOEVER ON SAID LAND, INCLUDING THE REPAIR, RECONSTRUCTION AND REPLACEMENT THEREOF.
6. ENCROACHMENT OF A FENCE LOCATED ON THE LAND HEREIN ONTO PROPERTY SOUTH AND ADJOINING AND WEST AND ADJOINING AS DISCLOSED BY SURVEY MADE BY WEBSTER, MCGRATH & AHLBERG DATED MARCH 2, 1999 AND KNOWN AS COOK COUNTY 14-39-12.
7. RIGHTS OF COMMONWEALTH EDISON TO MAINTAIN GUY ANCHOR IN VACATED IN GREENWOOD AVENUE AS SHOWN ON SURVEY MADE BY WEBSTER, MCGRATH & AHLBERG DATED MARCH 2, 1999 AND KNOWN AS JOB NUMBER COOK 14-39-12.
8. ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY RECORDED AS DOCUMENT NUMBER 99514784, RECORDED ON MAY 27, 1999.