

# UNOFFICIAL COPY

**THIS INSTRUMENT WAS PREPARED BY:**

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WR File No. 11000.21101



Doc#: 0536227005 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/28/2005 10:17 AM Pg: 1 of 5

Property of Cook County Clerk's Office

**SPECIAL WARRANTY DEED**  
**Illinois**

THIS INDENTURE, made as of the <sup>22</sup> day of December, 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, 10<sup>th</sup> 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 GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its successors 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 tenements, hereditaments and appurtenances thereunto being, 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;

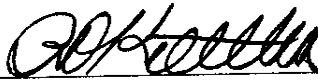
TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

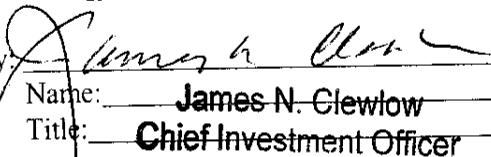
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; 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.

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents the day and year first above written.

**CENTERPOINT PROPERTIES TRUST**, a Maryland real estate investment trust


By:   
Name: Rockford O. Kotika  
Title: Chief Accounting Officer

By:   
Name: James N. Clewlow  
Title: Chief Investment Officer

STATE OF Illinois  
COUNTY OF Kane

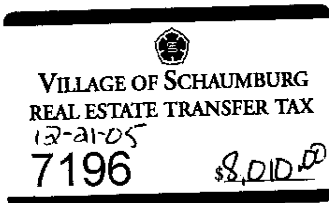
I, Nicole Navarro, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rockford D. Kotika and James N. Clewlow, as Chief Accounting Officer and Chief Investment Officer, respectively, of CenterPoint Properties Trust, a Maryland real estate investment trust, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Chief Accounting Officer and Chief Investment Officer, 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 20 day of December, 2005.

  
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, 10<sup>th</sup> Floor  
Boston, Massachusetts 02109



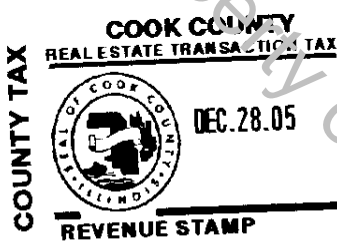
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## EXHIBIT A

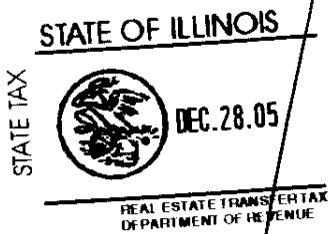
LOT 4 IN CENTEX SCHAUMBURG INDUSTRIAL PARK UNIT 98, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 07-33-402-004-0000

ADDRESS: 800 ALBION AVENUE, SCHAUMBURG, ILLINOIS



|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 04005.00                    |
| # 0000180132<br>FP326670    |



|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 08010.00                    |
| # 0000030239<br>FP326660    |

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## EXHIBIT B

### PERMITTED EXCEPTIONS

- TAXES FOR 2005, NOT YET DUE OR PAYABLE.
- RIGHTS OF TENANTS UNDER UNRECORDED LEASES, WHICH LEASES ARE IN EFFECT AS OF THE CLOSING DATE.
- ACTS OF PURCHASER OR ANY PARTY ACTING BY, THROUGH, OR UNDER PURCHASER.
- BUILDING LINE OVER THE SOUTH 25.00 FEET AND WEST 25.00 FEET OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 22583756 AND FILED AS DOCUMENT LR2733827.

AFFECTS ONLY THAT PORTION OF THE PROPERTY AS SHOWN ON THAT CERTAIN ALTA/ASCM LAND TITLE SURVEY DATED MAY 25, 2005, LAST REVISED DECEMBER 8, 2005, PREPARED BY MICHAEL D. BYTNER (I.P.L.S. 3326) OF WEAVER BOOS CONSULTANTS, INC.

- EASEMENT OVER THE NORTH 15.00 FEET, THE SOUTH 25.00 FEET AND THE WEST 25.00 FEET OF THE LAND FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN ON AFORESAID PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 22583756 AND FILED AS LR2733827.

AFFECTS ONLY THAT PORTION OF THE PROPERTY AS SHOWN ON THAT CERTAIN ALTA/ASCM LAND TITLE SURVEY DATED MAY 25, 2005, LAST REVISED DECEMBER 8, 2005, PREPARED BY MICHAEL D. BYTNER (I.P.L.S. 3326) OF WEAVER BOOS CONSULTANTS, INC.

- EASEMENT OVER THE SOUTH 25.00 FEET AND THE WEST 25.00 FEET OF THE LAND FOR SEWER AND WATER PURPOSES AS SHOWN ON AFORESAID PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 22583756 AND FILED AS LR2733827.

AFFECTS ONLY THAT PORTION OF THE PROPERTY AS SHOWN ON THAT CERTAIN ALTA/ASCM LAND TITLE SURVEY DATED MAY 25, 2005, LAST REVISED DECEMBER 8, 2005, PREPARED BY MICHAEL D. BYTNER (I.P.L.S. 3326) OF WEAVER BOOS CONSULTANTS, INC.

- EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, MAINTAIN, RELOCATE, AND REMOVE GAS MAINS AND APPURTENANCES SET FORTH IN THE PLAT RECORDED AS DOCUMENT NO. 22583756 AND FILED AS LR2733827 AS SHOWN ON THAT CERTAIN ALTA/ASCM LAND TITLE SURVEY DATED MAY 25, 2005, LAST REVISED DECEMBER 8, 2005, PREPARED BY MICHAEL D. BYTNER (I.P.L.S. 3326) OF WEAVER BOOS CONSULTANTS, INC.

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- EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, RENEW OPERATE AND MAINTAIN EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT SET FORTH IN THE PLAT RECORDED AS DOCUMENT NO. 22583756 AND FILED AS DOCUMENT LR2733827, AFFECTING THE NORTH 15.00 FEET AND SOUTH 25.00 FEET AND WEST 25.00 FEET OF THE LAND AS SHOWN ON THAT CERTAIN ALTA/ASCM LAND TITLE SURVEY DATED MAY 25, 2005, LAST REVISED DECEMBER 8, 2005, PREPARED BY MICHAEL D. BYTNER (I.P.L.S. 3326) OF WEAVER BOOS CONSULTANTS, INC.
- RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS, AS DISCLOSED BY SURVEY BY WEAVER BOOS CONSULTANTS, INC. DATED MAY 25, 2005, LAST REVISED DECEMBER 8, 2005, NUMBER AB000001.DWG.  
  
AFFECTS ONLY THAT PORTION OF THE PROPERTY AS SHOWN ON THAT CERTAIN ALTA/ASCM LAND TITLE SURVEY DATED MAY 25, 2005, LAST REVISED DECEMBER 8, 2005, PREPARED BY MICHAEL D. BYTNER (I.P.L.S. 3326) OF WEAVER BOOS CONSULTANTS, INC.
- ENCROACHMENT OF THE CONCRETE CURBS AND GUTTERS LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 2.58 FEET, AS SHOWN ON PLAT OF SURVEY DATED MAY 25, 2005, LAST REVISED DECEMBER 8, 2005, PREPARED BY MICHAEL D. BYTNER (I.P.L.S. 3326) OF WEAVER BOOS CONSULTANTS, INC.