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This instrument was prepared by:

Mark Richmond, Esq.
Weinberg Richmond LLP
333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606



Doc#: 0603443319 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/03/2006 01:11 PM Pg: 1 of 8

WR File No.: 11000.22300

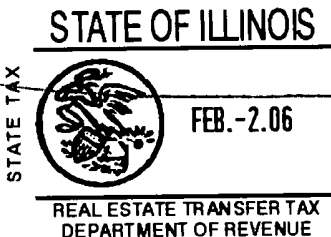
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SPECIAL WARRANTY DEED Illinois

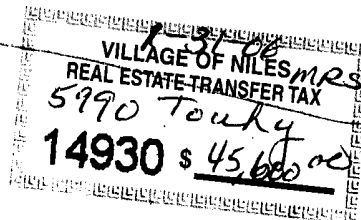
THIS INDENTURE, made as of the 1st day of February, 2006, between **CENTERPOINT PROPERTIES TRUST**, a Maryland real estate investment trust, duly authorized to transact business in the State of Illinois ("**Grantor**") to and in favor of **CJF2 LLC**, a Delaware limited liability company, whose address is c/o Wildman Harrold Allen & Dixon, 225 West Wacker Drive, Chicago, Illinois 60606 ("**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 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.



# 000004579	REAL ESTATE TRANSFER TAX
	15200.00
	FP 103024



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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

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

FEB.-2.06

REVENUE STAMP

0009002569

REAL ESTATE TRANSFER TAX
0760000
FB103022

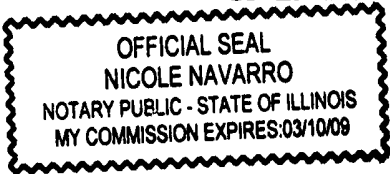
By: *Rockford O. Kottka*
 Name: Rockford O. Kottka
 Title: Chief Accounting Officer

By: *James N. Clewlow*
 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 O. Kottka and James N. Clewlow, as Chief Accounting Officer and Chief Investment Officer, respectively, of CenterPoint Properties 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, of said real estate investment 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 real estate investment trust for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1st day of February, 2006.



Nicole Navarro
 Notary Public

After Recording Return To:

Kathleen M. Gilligan, Esq.
 Wildman Harrold Allen & Dixon, LLP
 225 W. Wacker Drive, Suite 3000
 Chicago, Illinois 60606

Send Subsequent Tax Bills To:

Bridget Sullivan
 CenterPoint Properties Trust
 1808 Swift Drive
 Oak Brook, Illinois 60523-1501

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 12 (EXCEPT THAT PART LYING EASTERLY OF THE WESTERLY LINE OF LEHIGH AVENUE, BEING A LINE 60 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, SAINT PAUL AND PACIFIC RAILROAD) AND LOT 13 (EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF THE SOUTH 340 FEET THEREOF AND EAST OF A LINE 35 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 13) ALL IN CHARLES MC DONNELL'S SUBDIVISION OF THE SOUTH EAST 1/4 OF FRACTIONAL SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO EXCEPT THAT PART OF SAID LOTS 12 AND 13 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 13 WHICH IS 340 FEET NORTH OF THE SOUTH EAST CORNER OF SAID LOT 13; THENCE RUNNING SOUTH 89 DEGREES 11 MINUTES 45 SECONDS WEST ON THE NORTH LINE OF SAID SOUTH 340 FEET OF LOT 13 A DISTANCE OF 254.65 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 13, A DISTANCE OF 499.37 FEET; THENCE SOUTH 90 DEGREES EAST 228.89 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID LEHIGH AVENUE; THENCE SOUTH 22 DEGREES 07 MINUTES 30 SECONDS EAST ON SAID WESTERLY LINE 68.33 FEET TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 13; THENCE SOUTH ON SAID EAST LINE 432.50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION DATED MAY 30, 1978 AND RECORDED JUNE 7, 1978 AS DOCUMENT NUMBER 24480801, AND AS CREATED BY DEED FROM THOMAS INTERNATIONAL CORPORATION TO THOMAS SCHROEDER DATED JUNE 9, 1978 AND RECORDED JUNE 12, 1978 AS DOCUMENT NUMBER 24486750, FOR INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND 24 FEET IN WIDTH LYING 12 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE AND SAID STRIP OF LAND BEING A PART OF LOT 12 (EXCEPT THAT PART THEREOF LYING EASTERLY OF THE WESTERLY LINE OF LEHIGH AVENUE, BEING A LINE 60 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) AND THAT PART OF LOT 13 (EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF THE SOUTH 340 FEET THEREOF AND EAST OF A LINE 35 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 13) ALL IN CHARLES MC DONNELL'S SUBDIVISION OF THE SOUTH EAST 1/4 OF FRACTIONAL SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 13 WHICH IS 340 FEET NORTH OF THE SOUTH EAST CORNER OF SAID LOT 13; THENCE RUNNING SOUTH 89 DEGREES 11 MINUTES 45 SECONDS WEST ON THE NORTH LINE OF SAID SOUTH 340 FEET OF LOT 13 A DISTANCE OF 254.65 FEET TO A POINT OF BEGINNING OF THE CENTER LINE OF SAID 24 FOOT STRIP OF LAND, TO WIT: THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 13 A DISTANCE OF 499.37

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FEET; THENCE SOUTH 90 DEGREES EAST 228.89 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID LEHIGH AVENUE, SAID POINT BEING THE TERMINATION OF SAID CENTER LINE OF SAID 24 FOOT STRIP OF LAND AND SAID POINT BEING NORTH 22 DEGREES 07 MINUTES 30 SECONDS WEST 68.33 FEET FROM THE POINT OF INTERSECTION OF SAID WESTERLY LINE OF LEHIGH AVENUE WITH THE EAST LINE OF SAID LOT 13 (EXCEPT THAT PART FALLING IN PARCEL 1) IN COOK COUNTY, ILLINOIS

ADDRESS: 5990 W. TOUHY AVENUE, NILES, ILLINOIS

PIN: 10-20-402-032-0000

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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.
- EASEMENT OVER AND ACROSS THE SOUTH 20 FEET OF THE NORTH 364 FEET OF THAT PART OF LOT 12 LYING WEST OF THE CHICAGO, MILWAUKEE AND ST. PAUL AND PACIFIC RAILWAY (EXCEPT THE WEST 360 FEET) AS CONTAINED IN GRANT FROM CHRISTINA M. STRUCK AND HENRY H. GEVERT TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS AND THE ILLINOIS BELL TELEPHONE COMPANY, DATED JULY 7, 1950 AND RECORDED JULY 14, 1950 AS DOCUMENT 14850559, SAID EASEMENT IS FOR THE PURPOSE OF CONSTRUCTING, ETC. POLES AND OTHER EQUIPMENT TO BE USED FOR HEAT, LIGHT, POWER, TELEPHONE AND OTHER PURPOSES, AS SHOWN ON SURVEY BY WEAVER BOOS CONSULTANTS, INC. DATED MAY 31, 2005 AND REVISED DECEMBER 30, 2005, NUMBER TY00001.DWG. ("SURVEY").
- EASEMENT CREATED BY GRANT FROM MODERN WOODMEN OF AMERICA, A CORPORATION OF ILLINOIS TO THE VILLAGE OF NILES, A MUNICIPAL CORPORATION DATED SEPTEMBER 24, 1956 AND RECORDED OCTOBER 10, 1956 AS DOCUMENT 16723577 OF A RIGHT OF WAY TO CONSTRUCT, TEST, MAINTAIN, INSPECT, OPERATE, REPLACE, CHANGE OR REMOVE A SEWER FOR SAID GRANTEE, AND SUCH VALVES, FITTINGS AND OTHER EQUIPMENT AND APPURTENANCES AS MAY BE NECESSARY OR CONVENIENT FOR SUCH OPERATION, ALONG, UNDER AND THROUGH THE FOLLOWING DESCRIBED REAL ESTATE:

BEING A STRIP OF LAND, 20 FEET IN WIDTH, LYING WESTERLY OF AND ADJOINING THE WESTERLY LINE OF LEHIGH AVENUE, BEING A LINE 60 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD OVER THE NORTH 475 FEET OF LOT 12 IN CHARLES MCDONNELL'S SUBDIVISION AFORESAID AND THE RIGHT TO GO OVER AND UPON SAID PREMISES AND DO AND PERFORM ANY AND ALL ACTS NECESSARY TO THE CARRYING INTO EFFECT THE PURPOSES FOR WHICH SAID GRANT IS MADE, AS SHOWN ON SURVEY.
- EASEMENT IN, UPON, UNDER, OVER AND ALONG THE NORTH 10 FEET OF THE SOUTH 350 FEET OF THE WEST 300 FEET OF LOT 13 OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED JANUARY 13, 1958 AS DOCUMENT 17107947 AS SHOWN ON SURVEY.

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- EASEMENT FOR PUBLIC UTILITIES OVER THE SOUTH 10 FEET OF THE LAND AS SHOWN ON PLAT OF SAID SUBDIVISION AFORESAID RECORDED AS DOCUMENT 16626203 AS SHOWN ON SURVEY.
- EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 12 FEET OF THE SOUTHERNMOST EAST LINE AND OVER THE SOUTH 12 FEET OF THE NORTHERNMOST SOUTH LINE OF PARCEL 1 AS DISCLOSED BY DECLARATION RECORDED JUNE 7, 1978 AS DOCUMENT 24480801 AS SHOWN ON SURVEY.
- ENCROACHMENT OF STEEL END POST OF CHAIN LINK FENCE LOCATED MAINLY ON THE LAND OVER AND ONTO THE LAND NORTH AND ADJOINING BY 0.04 FEET NORTH AS DISCLOSED BY SURVEY MADE BY WEAVER BOOS CONSULTANTS, INC., DATED JUNE 2, 2005, NUMBER 1108/394/DWG.
- NOTE: THE FOLLOWING ITEM, WHILE APPEARING ON THIS COMMITMENT/POLICY, IS PROVIDED SOLELY FOR YOUR INFORMATION.

THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF:

DOCUMENT NUMBER: 030377.11 DATE OF RECORDING: DECEMBER 17, 1993

- EASEMENT IN FAVOR OF HARRIS TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 4, 2003 AND KNOWN AS TRUST NUMBER HTB 1276, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE ACCESS EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 0408345018, AFFECTING THE FOLLOWING PORTION OF THE PROPERTY, AS SHOWN ON SURVEY:

THE WESTERLY 35 FEET OF THE SOUTHERLY 300 FEET OF THE FOLLOWING:

- LOT 12 (EXCEPT THAT PART LYING EASTERLY OF THE WESTERLY LINE OF LEHIGH AVENUE, BEING A LINE 60 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) AND LOT 13 (EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF THE SOUTH 340 FEET THEREOF AND EAST OF A LINE 35 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 13) ALL IN CHARLES MC DONNELL'S SUBDIVISION OF THE SOUTH EAST 1/4 OF FRACTIONAL SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO EXCEPT THAT PART OF SAID LOTS 12 AND 13 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 13 WHICH IS 340 FEET NORTH OF THE SOUTH EAST CORNER OF SAID LOT 13; THENCE RUNNING SOUTH 89 DEGREES 11 MINUTES 45 SECONDS WEST ON THE NORTH LINE OF SAID SOUTH 340 FEET OF LOT 13 A DISTANCE OF 254.65 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 13, A DISTANCE OF 499.37 FEET; THENCE SOUTH 90 DEGREES EAST 228.89 FEET TO A POINT OF

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INTERSECTION WITH THE WESTERLY LINE OF SAID LEHIGH AVENUE; THENCE SOUTH 22 DEGREES 07 MINUTES 30 SECONDS EAST ON SAID WESTERLY LINE 68.33 FEET TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 13; THENCE SOUTH ON SAID EAST LINE 432.50 FEET TO THE PLACE OF BEGINNING AS SHOWN ON SURVEY.

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

PLAT ACT AFFIDAVIT

The undersigned Rockford O. Kottka, as Chief Accounting Officer of CenterPoint Properties Trust, a Maryland real estate investment trust ("trust") states that the Trust's principal place of business is 1808 Swift Drive, Oak Brook, Illinois, 60523 and duly states on oath that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for the following reason:

The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements or access.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds to accept the attached deed for recording.

CENTERPOINT PROPERTIES TRUST, a Maryland real estate investment trust

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

SUBSCRIBED AND SWORN to before me this 1st day of February, 2006.

[Signature]
Notary Public

