

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:
Amy K. Kozlowski, Esq.
WEINBERG RICHMOND LLP
333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606
KRWR File No. 11000.18801



Doc#: 0610043014 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/10/2006 07:06 AM Pg: 1 of 8

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 31st
day of March, 2006 by
**CENTERPOINT REALTY
SERVICES CORPORATION**, an
Illinois corporation whose address is 1808
Swift Drive, Oak Brook, Illinois 60523
("Grantor") to and in favor of
CENTERPOINT PROPERTIES

TRUST, a Maryland real estate investment trust whose address is 1808 Swift Drive, Oak Brook, Illinois 60523
("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 the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and its successors and assigns, FOREVER, all of Grantor's right, title and interest, including any hereinafter acquired title, in and to that certain real estate and improvements situated in the County of Cook and State of Illinois legally described on Exhibit "A" attached hereto and by this reference made a part hereof 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 all and singular the hereditaments and appurtenance, 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 here recited; and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the matters, covenants, restrictions and notices set forth in Exhibit "B" attached hereto and by this reference made a part hereof.

EXEMPT UNDER PROVISIONS OF PARAGRAPH
2, SEC. 200, 1-2 (B-6) or PARAGRAPH
 , SEC. 200, 1-4 (B) OF THE CHICAGO
TRANSACTION TAX ORDINANCE.

Amy Kozlowski esq
DATE BUYER/SELLER REPRESENTATIVE

Box 400-CTCC

8058749 2006

8/1/06

UNOFFICIAL COPY

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

CENTERPOINT REALTY SERVICES CORPORATION, an Illinois corporation

By: *Sean Maher*
Name:

Its: *[Signature]*
By:

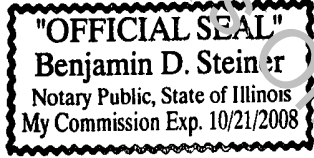
Name: **Michael A. Tortorici**
Its: **Assistant Secretary**

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

I, *Benjamin D. Steiner*, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Sean Maher*, as *Executive VP* and *Michael A. Tortorici* as *Asst Sec'y* of **CENTERPOINT REALTY SERVICES CORPORATION**, an Illinois corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such *Executive VP* and *Asst Sec'y*, 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 31st day of March, 2006.


[Signature]
Notary Public



MAIL SUBSEQUENT TAX BILLS TO:
CENTERPOINT PROPERTIES TRUST
1808 SWIFT DRIVE
OAK BROOK, ILLINOIS 60523

STATE TAX

STATE OF ILLINOIS



APR. - 6.06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000004989

REAL ESTATE TRANSFER TAX
0007650
FP 103024

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. - 6.06

REVENUE STAMP

0000002983

REAL ESTATE TRANSFER TAX
0003825
FP 103022

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PIN:

16-13-413-001-0000
16-13-413-002-0000
16-13-413-003-0000
16-13-413-004-0000
16-13-413-005-0000
16-13-413-006-0000
16-13-413-007-0000
16-13-413-008-0000
16-13-413-009-0000
16-13-413-014-0000
16-13-413-017-0000
16-13-413-018-0000
16-13-413-019-0000
16-13-413-020-0000
16-13-413-021-0000

PARCEL 1:

LOTS 5, 6, AND 7 IN BLOCK 7 IN CARTER H. HARRISON'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PORTION OF LOTS 4 AND 5 IN BLOCK 7 LYING SOUTHEAST OF A CURVED LINE CONVEX TO THE SOUTH, BEING A LINE 6 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF A SWITCH TRACK RUNNING ACROSS SAID LOTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 1/2 OF THE VACATED ALLEY SOUTHERLY AND ADJOINING LOT 7 AND THAT PART OF THE NORTH 1/2 OF THE VACATED ALLEY SOUTHERLY AND ADJOINING LOT 6 AND THE WESTERLY 3 1/2 FEET OF LOT 5 AND LYING NORTH OF THE AFORESAID CURVED LINE CONVEX TO THE SOUTH, BEING A LINE 6 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF A SWITCH TRACK RUNNING ACROSS SAID LOTS, ALL IN BLOCK 7 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 8 THRU 25 BOTH INCLUSIVE, IN BLOCK 7 OF CARTER H. HARRISON'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH THE NORTH 1/2 OF THE VACATED EAST AND WEST ALLEY ADJOINING SAID LOTS ON THE SOUTH SIDE OF THE LAND.

UNOFFICIAL COPY

PARCEL 4:

LOTS 39, 40, AND 41 AND THE WEST 13 FEET OF LOT 42 AND THE SOUTH 1 1/2 FEET OF VACATED ALLEY LYING NORTH OF AND ADJACENT TO THE NORTH LINE OF SAID LOTS 39, 40, 41 AND THE WEST 13 FEET OF LOT 42 IN BLOCK 7 IN CARTER H. HARRISON'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 26 TO 38 IN BLOCK 7 IN CARTER H. HARRISON'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH THE SOUTH 1/2 OF THE VACATED EAST AND WEST ALLEY ADJOINING SAID LOTS ON THE NORTH SIDE OF THE LAND.

PARCEL 6:

LOT 42 (EXCEPT THE WEST 13 FEET THEREOF) AND LOTS 43 TO 47 BOTH INCLUSIVE IN BLOCK 7 CARTER H. HARRISON'S ADDITION TO CHICAGO. A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THAT PART OF LOTS 4 AND 5 AND OF THE NORTH 1/2 OF THE VACATED ALLEY IN BLOCK 7 IN CARTER H. HARRISON'S ADDITION TO CHICAGO AFORESAID LYING SOUTHEASTERLY OF A CURVED LINE CONVEX TO THE SOUTH BEING A LINE 6 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF A SWITCH TRACK RUNNING ACROSS SAID LOTS AND VACATED ALLEY AS SHOWN ON DIAGRAM MARKED "C" ANNEXED TO A CERTAIN AGREEMENT MADE BY CECELIA E. PLAMONDON AND OTHERS WITH AMERICAN MALTING COMPANY, DATED JUNE 1, 1898 AND RECORDED NOVEMBER 27, 1900 AS DOCUMENT NUMBER 3037407, SAID CURVED LINE COMMENCING AT ITS INTERSECTION WITH THE CENTERLINE OF SAID VACATED ALLEY AND CROSSING THE SOUTH LINE OF SAID LOT 5 AT A POINT 3 1/2 FEET EAST OF THE SOUTHWEST CORNER OF LOT 5 OF THE EAST LINE OF SAID LOT 5 AT A POINT 12.75 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 5 AND THE EAST LINE OF SAID LOT 4 AT A POINT 38.3 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 4, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

(A) THAT PART OF THE SOUTH 1/2 OF THE VACATED ALLEY IN BLOCK 7 IN CARTER H. HARRISON'S ADDITION TO CHICAGO AFORESAID LYING BETWEEN THE EAST LINE OF LOT 47 EXTENDED NORTH AND A LINE 3 FEET AND 4 INCHES WEST OF AND PARALLEL TO THE WEST LINE OF LOT 46 EXTENDED NORTH.

UNOFFICIAL COPY

(B) THE SOUTH 1 1/2 FEET OF THE VACATED ALLEY AFORESAID LYING NORTH OF AND ADJOINING LOT 42 (EXCEPT THE WEST 13 FEET THEREOF) AND NORTH OF AND ADJOINING LOTS 43 TO 45 BOTH INCLUSIVE (EXCEPT THE EAST 3 FEET 4 INCHES THEREOF) IN COOK COUNTY, ILLINOIS.

PARCEL 9:

THAT PART OF THE SOUTH 1/2 (EXCEPT THE SOUTH 1 FOOT 6 INCHES THEREOF AND EXCEPT THE EAST 3 FEET 4 INCHES THEREOF) OF THE VACATED ALLEY IN BLOCK 7 AFORESAID, LYING NORTH OF AND ADJOINING TO LOTS 39 TO 45 BOTH INCLUSIVE, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 10:

BLOCK 1 IN THE RESUBDIVISION OF STARR'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 100 FEET THEREOF) OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL THAT PART OF THE NORTH 11 FEET OF WEST TAYLOR STREET LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF BLOCK 1 OF RESUBDIVISION HEREINABOVE DESCRIBED.

PARCEL 11:

THE VACATED ALLEY DESCRIBED AS FOLLOWS: ALL THAT PART OF WEST ARTHINGTON STREET LYING SOUTH OF THE SOUTH LINE OF LOTS 26 TO 48, BOTH INCLUSIVE, IN BLOCK 7 IN CARTER H. HARRISON'S ADDITION TO CHICAGO, BEING THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS LYING NORTH OF THE NORTH LINE OF BLOCK 1 IN RESUBDIVISION OF STARR'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT THE EAST 100 FEET THEREOF) OF SECTION 13 AFORESAID, LYING WEST OF THE WEST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY THE CHICAGO AND NORTHWEST RAILROAD) AND LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 26 IN BLOCK 7 IN CARTER H. HARRISON'S ADDITION TO CHICAGO AFORESAID TO THE NORTHWEST CORNER OF BLOCK 1 IN RESUBDIVISION OF STARR'S SUBDIVISION AFORESAID.

ALSO

THE EAST HALF OF THE VACATED ALLEY DESCRIBED AS FOLLOWS: ALL THAT PART OF SOUTH WASHTENAW AVENUE, LYING WEST OF THE WEST LINE OF LOTS 25 AND 26 IN BLOCK 7 IN CARTER H. HARRISON'S ADDITION TO CHICAGO AFORESAID, LYING WEST OF THE WEST-LINE OF THE VACATED EAST/WEST 15.5 FOOT ALLEY, VACATED BY ORDINANCE APPROVED BY THE CITY COUNCIL OF THE CITY OF CHICAGO FEBRUARY 16, 1891 AND RECORDED MARCH 2, 1891 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ILLINOIS AS DOCUMENT NUMBER 1426992, SAID WEST LINE BEING DESCRIBED AS A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 25 IN BLOCK 7 IN CARTER H. HARRISON'S ADDITION TO CHICAGO AFORESAID TO THE NORTHWEST CORNER OF LOT 26 IN SAID BLOCK 7, LYING WEST OF THE WEST LINE OF BLOCK 1 IN RESUBDIVISION OF STARR'S SUBDIVISION AFORESAID, LYING WEST OF

UNOFFICIAL COPY

THE WEST LINE OF BLOCK 1 IN RESUBDIVISION OF STARR'S SUBDIVISION AFORESAID, LYING WEST OF THE WEST LINE OF THE VACATED NORTH 11 FEET OF WEST TAYLOR STREET, VACATED BY ORDINANCE APPROVED JUNE 4, 1946 BY THE CITY COUNCIL OF THE CITY OF CHICAGO AND RECORDED AUGUST 2, 1946 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 13860853 SAID WEST LINE BEING DESCRIBED AS THE SOUTHERLY EXTENSION OF THE WEST LINE OF BLOCK 1, LYING WEST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 26 IN BLOCK 7 IN CARTER H. HARRISON'S ADDITION TO CHICAGO AFORESAID TO THE NORTHWEST CORNER OF BLOCK 1 IN RESUBDIVISION OF STARR'S SUBDIVISION AFORESAID, LYING EAST OF THE EAST LINE OF LOTS 1 AND 24 IN BLOCK 2 IN A J. ALEXANDER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH HALF AND THE SOUTHEAST QUARTER BOTH OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13 AFORESAID, LYING EAST OF THE EAST LINE OF LOTS 1 TO 11, BOTH INCLUSIVE, IN SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, AFORESAID, ALSO OF LOTS 26 AND 27 IN SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13 AFORESAID, EXCEPT RAILROAD, LYING EAST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 2 IN A.J. ALEXANDER'S ADDITION TO CHICAGO AFORESAID TO THE NORTHEAST CORNER OF LOT 24 IN BLOCK 2 IN A J. ALEXANDER'S ADDITION TO CHICAGO AFORESAID, LYING EAST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 24 IN A. J. ALEXANDER'S ADDITION TO CHICAGO AFORESAID TO THE NORTHEAST CORNER OF LOT 1 IN SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13 AFORESAID, LYING SOUTH OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 25 IN BLOCK 7 IN CARTER H. HARRISON'S ADDITION TO CHICAGO AFORESAID TO THE NORTHEAST CORNER OF LOT 1 IN A.J. ALEXANDER'S ADDITION TO CHICAGO AFORESAID AND LYING NORTH OF A LINE DRAWN FROM A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF BLOCK 1 SAID POINT LOCATED 11.00 FEET SOUTH OF THE SOUTHWEST CORNER OF BLOCK 1 IN RESUBDIVISION OF STARR'S SUBDIVISION (AS MEASURED ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF BLOCK 1) TO THE SOUTHEAST CORNER OF LOT 11 IN SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13 AFORESAID: SAID PART OF PUBLIC STREETS HEREIN VACATED BEING FURTHER DESCRIBED AS PART OF WEST ARTHINGTON STREET LYING BETWEEN NORTH WASHTENAW AVENUE AND WEST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY THE CHICAGO AND NORTHWESTERN RAILROAD) AND SOUTH WASHTENAW AVENUE LYING BETWEEN THE SOUTH LINE OF WEST POLK STREET AND THE NORTH LINE OF WEST TAYLOR STREET AS SHADED AND INDICATED BY THE WORDS "TO BE VACATED" ON THE DRAWING HERETO ATTACHED RECORDED JANUARY 12, 2001 AS DOCUMENT NUMBER 0010034445.

UNOFFICIAL COPY

Address: 2601-2661 West Polk Street
2600-2660 West Arthington Street
2601-2661 West Arthington Street
2600-2660 West Taylor Street
Chicago, Illinois

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

EXCEPTIONS

1. TAXES FOR THE YEAR 2005 AND 2006, NOT YET DUE OR PAYABLE

