


UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 12th day of June, 2006, by **FIRST INDUSTRIAL, L.P.** a Delaware limited partnership, party of the first part, and **4330 SOUTH RACINE, LLC**, an Illinois limited liability company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, 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 as follows, to wit.

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART OF HEREOF.



0618726293

Doc#: **0618726293** Fee: \$30.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 07/06/2006 04:11 PM Pg: 1 of 4

Above Space for Recorder's Use Only

Together with all and singular the 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 party of the first part, 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 described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

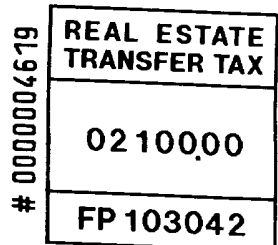
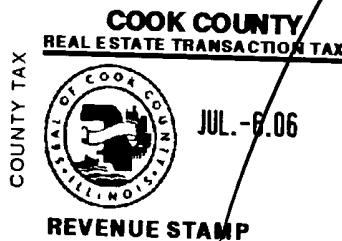
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that 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: SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Number(s): 20-05-302-010 and 20-05-302-011

Address of real estate: 4330 South Racine Avenue, Chicago, Illinois

[Signature Page To Follow]

181 cell
DEC 16
1ST AMERICAN TITLE Order # 229787



0000004619

AB

UNOFFICIAL COPY

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

FIRST INDUSTRIAL, L.P., a Delaware limited partnership

By: First Industrial Realty Trust, Inc., a Maryland corporation

By: Elizabeth A. Given
Its: Elizabeth A. Given
Authorized Signatory

This instrument prepared by Jeffrey S. Rinkov, Barack Ferrazzano Kirschbaum Perlman & Nagelberg LLP, 333 West Wacker Drive, Suite 2700, Chicago, Illinois 60606.

MAIL TO:

Paul R. Buikema, Esq.
Goldstine, Skrodzki, Russian, Nemecek and Hoff, Ltd.
835 McClintock Drive, Second Floor
Burr Ridge, IL 60527

SEND SUBSEQUENT TAX BILLS TO:

4330 South Racine, LLC
506 W. Maple
Hinsdale, IL 60521
Attn: Mr. Terry L. Van Der Aa

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

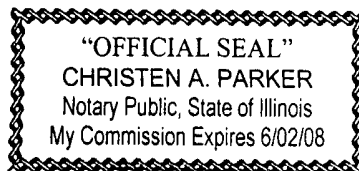


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Elizabeth A. Given personally known to me to be the Authorized Signatory of First Industrial Realty Trust, Inc., the general partner of First Industrial, L.P., a Delaware limited partnership and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Authorized Signatory he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of said partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12TH day of June, 2006.

Christen A. Parker
Notary Public

My Commission Expires: 6-2-08



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISED OF PART OF BLOCK 9 AND ALL OF BLOCK 10, TOGETHER WITH ALL OF THE EAST AND WEST 30 FOOT STRIP OF LAND LYING BETWEEN SAID BLOCKS 9 AND 10, AND ALL OF THE NORTH 1/2 OF THE EAST AND WEST 30 FOOT STRIP OF LAND LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID BLOCK 10; TOGETHER WITH A PART OF THE NORTH AND SOUTH 25 FOOT STRIP OF LAND LYING EAST OF AND ADJOINING THE EAST LINE OF SAID BLOCKS 9 AND 10, AND LYING EAST OF AND ADJOINING THE EAST AND WEST STRIPS OF LAND AFORESAID; ALL IN PACKER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE, EXTENDED EAST, OF THE NORTH 1/2 OF THE EAST AND WEST 30 FOOT STRIP OF LAND LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID BLOCK 10 IN PACKER'S SUBDIVISION AFORESAID, AT A POINT WHICH IS 6.60 FEET WEST FROM THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5, (SAID POINT OF BEGINNING BEING ON THE WEST LINE OF SOUTH RACINE AVENUE AS OPENED PURSUANT TO ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 26TH DAY OF MARCH, 1968), AND RUNNING THENCE WEST ALONG SAID EASTWARD EXTENSION, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID EAST AND WEST 30 FOOT STRIP OF LAND, AND ALONG A WESTWARD EXTENSION THEREOF, A DISTANCE OF 391.06 FEET TO AN INTERSECTION WITH THE WEST LINE, EXTENDED SOUTH OF BLOCK 10; THENCE NORTH ALONG SAID SOUTHWARD EXTENSION AND ALONG THE WEST LINE OF BLOCK 10 A DISTANCE OF 622.19 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 40.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 40.00 FEET AFORESAID (SAID SOUTH LINE BEING THE SOUTH LINE OF THE WEST 43RD STREET AS OPENED PURSUANT TO SAID ORDINANCE PASSED ON THE 26TH DAY OF MARCH, 1968), A DISTANCE OF 364.92 FEET TO A DEFLECTION POINT IN SAID SOUTH LINE WHICH IS 32.76 FEET WEST FROM THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 35.40 FEET TO A DEFLECTION POINT IN THE WEST LINE OF SOUTH RACINE AVENUE AS OPENED PURSUANT TO SAID ORDINANCE PASSED ON THE 26TH DAY OF MARCH, 1968, SAID DEFLECTION POINT BEING 65.00 FEET SOUTH FROM THE NORTH LINE AND 7.71 FEET WEST FROM THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5; AND THENCE SOUTH ALONG SAID WEST LINE OF SOUTH RACINE AVENUE AS OPENED, A DISTANCE OF 597.26 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

STATE TAX
 STATE OF ILLINOIS
 JUL. -6.06



REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000096784
 REAL ESTATE
 TRANSFER TAX
 04200.00
 FP326669

City of Chicago
 Dept. of Revenue
 452530
 07/06/2006 15:36 Batch 00724 124

Real Estate
 Transfer Stamp
~~\$31,500.00~~



UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. General taxes for 2005, 2006 and subsequent years not yet due or payable.
2. Information and disclosures contained in environmental disclosure documents for transfer of real property recorded February 22, 1990 as Document 90086088 and recorded July 5, 1994 as Document 94581798.
3. Reservation of Easement in Deed recorded April 25, 1966 as Document 19806207 for utility purposes, and the terms and provisions thereof.
4. Conditions, Covenants and Restrictions contained in the deed recorded December 4, 1968 as Document 20693826, as amended, relating to location of buildings, parking surfaces, area of buildings, etc. and the terms and provisions thereof.
5. Easement in favor of Northern Illinois Gas for the installation, maintenance, repair, relocation, removal and renewal of gas mains granted by Document 14989174 on January 10, 1951, and the terms and conditions thereof (affects that part of the land falling in that part of the land formerly known as 44th Street South of and adjoining said Block 10).
6. Encroachment of chain link fence onto the land at the south line by .90 feet as disclosed by Survey No. 940511 dated May 17, 1994 prepared by James M. Eliman.
7. Encroachment of concrete walk onto the land along the north line by .45 to .48 feet as disclosed by Survey No. 940511 dated May 17, 1994 prepared by James M. Eliman.
8. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.