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THIS INSTRUMENT WAS PREPARED BY:

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Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/24/2007 02:45 PM Pg: 1 of 7

AFTER RECORDING RETURN TO:

Jeffrey C. Friedman, Esq.
Levenfeld Perlestein, LLC
Two N. LaSalle Street, Suite 1300
Chicago, Illinois 60602

SPECIAL WARRANTY DEED Illinois

Property of Cook County Recorder of Deeds

THIS INDENTURE, made as of the 17th day of January, 2007, by **CENTERPOINT PROPERTIES TRUST**, a Maryland trust, having an address of 1808 Swift Drive, Oak Brook, Illinois 60523 ("**Grantor**"), to and in favor of **JOAN DACHS BAIS YAAKOV ELEMENTARY SCHOOL-YESHIVAS TIFERES TZVI, INC.**, an Illinois not-for-profit corporation, having an address of c/o Special Assets, Inc., 555 W. Jackson, Suite 500, Chicago, Illinois 60661 (the "**Grantee**"),

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) 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, 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 improvements, 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 improvements, 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 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 set forth in Exhibit B attached hereto and made a part hereof.

8289019 DARRF 1074

DONE AT CUSTOMER'S REQUEST

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its CIO and attested to by its Senior Vice Pres. the day and year first above written.

CENTERPOINT PROPERTIES TRUST, a Maryland trust

CITY OF EVANSTON 020412

Real Estate Transfer Tax

Clerk's Office

AMOUNT \$ 14,000.00

Agent _____

PAID DEC 22 2006

By: [Signature]

Its: James N. Clewlow
Chief Investment Officer

By: [Signature]

Its: Daniel Hemmer
SRP

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, as Chief Investment Officer and Daniel Hemmer, as SRP of CenterPoint Properties Trust, a Maryland 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 SRP of said limited liability company, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as his own free and voluntary act and as their own free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

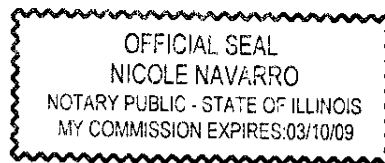
GIVEN under my hand and notarial seal this 27 day of December, 2006.

Exempt under provisions of Paragraph B, Section 4, Real Estate Transfer Tax Act.

Nicole Navarro
Notary Public

11/17/07
Date

[Signature]
Buyer, Seller or Representative



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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 AND 2 IN BRUMMEL PLACE SUBDIVISION OF THE SOUTH 315 FEET OF THE NORTH 465 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THE EAST 33 FEET MEASURED PERPENDICULAR TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25, ALSO EXCEPT THE WEST 66 FEET MEASURED PERPENDICULAR TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25) ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1956 AS DOCUMENT 16650663, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT RECORDED AS DOCUMENT 96138308 FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPAIR OF A STORM WATER DRAINAGE FACILITY AND IMPROVEMENTS OVER AND UPON THE EAST 30 FEET OF THE NORTH 30 FEET OF LOT 6 IN HOWARD-HARTREY SUBDIVISION.

PARCEL 3:

PERPETUAL, NON-EXCLUSIVE EASEMENT AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT 0418813040, FOR ACCESS TO AND FROM HOWARD AVENUE, INGRESS AND EGRESS OF TRUCKS, VANS, PASSENGER AUTOMOBILES AND OTHER VEHICLES AND PEDESTRIAN TRAFFIC OVER AND ACROSS A PORTION OF LOT 3 IN AFORESAID SUBDIVISION AS DEPICTED ON EXHIBIT "D" ATTACHED THERETO.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AND RESTRICTIONS AGREEMENT RECORDED AS DOCUMENT 93840922 FOR PASSENGER AND TRUCK, VEHICULAR INGRESS AND EGRESS OVER AND ACROSS A PORTION OF LOT 9 IN HOWARD-HARTREY SUBDIVISION.

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 20 FEET OF LOT 3 IN AFORESAID SUBDIVISION AS CREATED BY THE AGREEMENT RECORDED JULY 5, 1955 AS DOCUMENT 16290044.

P.I.N.s: 10-25-104-014-0000
10-25-104-015-0000

Address: 222 Hartrey Avenue, Evanston, Illinois 60202

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. EASEMENT TO LAY, LOCATE AND INSTALL CERTAIN PIPELINES FOR WATER, GAS AND TO INSTALL A PIPE LINE FOR SEWAGE ON AND UNDER THE LAND, AS CREATED BY AGREEMENT RECORDED JULY 5, 1955 AS DOCUMENT 16290044 AND AS AMENDED BY AGREEMENT RECORDED DECEMBER 29, 1955 AS DOCUMENT 16457290, AND THE TERMS AND PROVISIONS THEREOF.
3. EASEMENT FOR ROAD PURPOSES OVER THE SOUTH 20 FEET OF THE LAND, AS CREATED BY AGREEMENT RECORDED JULY 5, 1955 AS DOCUMENT 16290044, AND THE TERMS AND PROVISIONS THEREOF.
4. EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, 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 GRANT RECORDED/FILED AS DOCUMENT NO. 16470423, AFFECTING THE NORTH 3 FEET OF THE SOUTH 27 FEET OF THE LAND.
5. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, 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 GRANT RECORDED/FILED AS DOCUMENT NO. 16569138, AFFECTING THE NORTH 5 FEET OF THE SOUTH 39 FEET OF THE LAND.
6. EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF TRANSFORMERS AND THEIR APPURTENANCES AND TO CROSS THE LAND FOR THE PURPOSE OF SERVING USERS OTHER THAN THE LAND AS GRANTED TO THE COMMONWEALTH EDISON COMPANY BY SHURE BROTHERS INCORPORATED AND THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, BY UNRECORDED GRANT DATED DECEMBER 15, 1955, AS DISCLOSED BY THE DEED RECORDED MAY 11, 1956 AS DOCUMENT 16577173. (AFFECTS LOT 1)

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7. EASEMENT RESERVED IN DEED RECORDED OCTOBER 27, 1954 AS DOCUMENT 16055377 FOR THE TRANSMISSION OF ELECTRIC ENERGY THROUGH EXISTING LINES AND PROVIDED THAT THE POINTS OF CONNECTION BETWEEN THE COMMONWEALTH EDISON COMPANY AND SELL SHALL NOT BE CHANGED. (AFFECTS LOT 2)
8. EASEMENT FOR PRIVATE ROAD OVER THE SOUTH 20 FEET OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JULY 26, 1956 AS DOCUMENT 16650663.
9. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, 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 GRANT RECORDED/FILED AS DOCUMENT NO. 94857024, AFFECTING THREE 38-FOOT STRIPS OF LAND 10 FEET IN WIDTH LYING 5 FEET ON EITHER SIDE OF THE FACILITIES INSTALLED SUBSTANTIALLY AS INDICATED ON THE PLAT ATTACHED THERETO MARKED EXHIBIT "A".
10. TERMS, PROVISIONS AND CONDITIONS OF THE EASEMENT AGREEMENT EXECUTED BY AND BETWEEN DAYTON HUDSON CORPORATION AND SHURE BROTHERS INCORPORATED, RECORDED FEBRUARY 22, 1996 AS DOCUMENT 96138308.
11. UNRECORDED EASEMENTS IN FAVOR OF PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES FOR THE RIGHT TO MAINTAIN AND REPAIR STORM CATCH BASINS, WATER HAND HOLES, OVERHEAD WIRES, ELECTRICAL EQUIPMENT, ELECTRIC UTILITY POLES, AND TELEPHONE LINES, TOGETHER WITH THE RIGHT OF ACCESS THERETO AS DISCLOSED BY PLAT OF SURVEY NUMBER 1032436A PREPARED BY GREMLEY & BIEDERMANN, INC. DATED MAY 9, 2002 AND RE-CERTIFIED SEPTEMBER 26, 2006 (NO. 2006-06986 (RS)).
12. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY .28 TO 1.88 AS DISCLOSED BY AFORESAID PLAT OF SURVEY.
13. ENCROACHMENT OF THE CONCRETE CURB LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.12 TO 1.92 FEET, AS DISCLOSED BY AFORESAID PLAT OF SURVEY.
14. ENCROACHMENT OF THE GUARD RAIL LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 1.08 TO 4.11 FEET, A FENCE BY APPROXIMATELY 2.62 TO 2.65 FEET, A CONCRETE

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RETAINING WALL BY APPROXIMATELY 1.61 FEET, AND A GATE POST BY APPROXIMATELY 2.53 TO 8.43 FEET ON THE SOUTH AND 7.13 ON THE EAST AS DISCLOSED BY AFORESAID SURVEY.

15. ENCROACHMENT OF THE SIGN LOCATED MAINLY ON THE LAND ONTO THE EASEMENT SHOWN HEREIN AT EXCEPTION NO. 4 AS DISCLOSED BY AFORESAID PLAT OF SURVEY.
16. ENCROACHMENT OF THE TRASH ENCLOSURE LOCATED MAINLY ON THE LAND ONTO THE EASEMENT SHOWN HEREIN AT EXCEPTION NO. 5 AS DISCLOSED BY AFORESAID PLAT OF SURVEY.
17. ENCROACHMENT OF THE FLAGPOLE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY BY AN UNDISCLOSED AMOUNT, AS DISCLOSED BY AFORESAID PLAT OF SURVEY.
18. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 6, 2004 AS DOCUMENT 0418818040 FOR A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR ACCESS TO AND FROM HOWARD AVENUE, INGRESS AND EGRESS OF TRUCKS, VANS, PASSENGER AUTOMOBILES AND OTHER VEHICLES AND PEDESTRIAN TRAFFIC OVER AN AREA AS SHOWN ON EXHIBIT "D" AND FOR FIRE SEPARATION.
19. ENCROACHMENT OF THE CONCRETE PAVEMENT LOCATED MAINLY ON THE LAND WEST AND ADJOINING, ONTO LAND, BY AN UNDISCLOSED AMOUNT, AS DISCLOSED BY AFORESAID SURVEY.
20. TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DATED OCTOBER 20, 2005 AND RECORDED NOVEMBER 3, 2006 AS DOCUMENT 0530739055.
21. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS SET FORTH IN THE EASEMENT AND RESTRICTION AGREEMENT RECORDED AS DOCUMENT 93840922.

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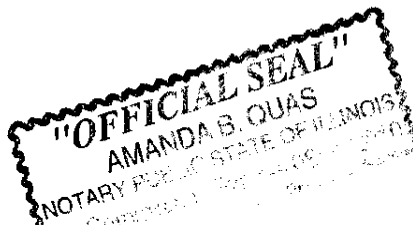
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Jan. 17, 2007 Signature: *M Howard*
Grantor or Agent

Subscribed and sworn to before me by the
said Marjorie Howard
this 17th day of January
2007.

Amanda B. Quas
Notary Public

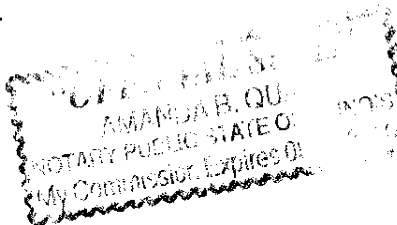


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Jan. 17, 2007 Signature: *M Howard*
Grantee or Agent

Subscribed and sworn to before me by the
said Marjorie Howard
this 17th day of January
2007.

Amanda B. Quas
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]