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THIS INSTRUMENT WAS PREPARED BY:



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Chicago, Illinois 60606
RB File No. 11000.61800

Doc#: 0811205171 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/21/2008 12:02 PM Pg: 1 of 6

AFTER RECORDING RETURN TO:

Stutzman, Bromberg, Esserman & Plifka, P.C.
2323 Bryan Street, Suite 2200
Dallas, Texas 75201-2689
Attention: Kenneth F. Plifka, Esq.

SPECIAL WARRANTY DEED Illinois

THIS INDENTURE, made as of the 15th day of April, 2008, by **CENTERPOINT PROPERTIES TRUST**, a Maryland real estate investment trust, having an address of 1808 Swift Drive, Oak Brook, Illinois 60523 ("Grantor"), to and in favor of **THE REALTY ASSOCIATES FUND VIII, L.P.**, a Delaware limited partnership, having an address c/o TA Associates Realty, 28 State Street, 10th Floor, Boston, Massachusetts 02109, Attn: Asset Manager-Illinois Industrial (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

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This stamp processed pursuant to
Section 7-10B-1-A (b) of the
Franklin Park Village Code
governing review of documents.
Special Warranty Deed
Page 1 of 2

3501 Mt. Prospect Road, Franklin Park, Illinois

Box 400-CTCC

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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.

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: [Signature]
Name: James N. Clewlow
Its: Chief Investment Officer

By: [Signature]
Name: Michael Tortorici
Its: Vice President, Treasurer

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	APR. 18.08	1855000
	# 0000009511	FP 103024
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		

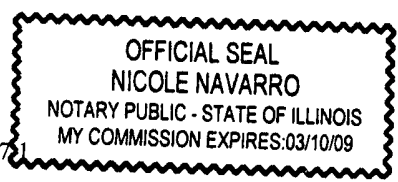
STATE OF ILLINOIS)
COUNTY OF DUPAGE)

COUNTY TAX	COOK COUNTY	REAL ESTATE TRANSACTION TAX
	APR. 18.08	0927500
	# 0000007576	FP 103022
REVENUE STAMP		

I, Nicole Navarro, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James N. Clewlow, as CIO and Michael Tortorici, as VP, Treasurer 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 CIO and VP, Treasurer of said Maryland 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 Maryland real estate investment trust, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15th day of April, 2008.

[Signature]
Notary Public



742107

3501 Mt. Prospect Road, Franklin Park, Illinois

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EXHIBIT "A"

LEGAL DESCRIPTION

THE NORTH 445 FEET (EXCEPT THE EAST 200 FEET THEREOF AND EXCEPT THE WEST 33 FEET THEREOF) OF THE SOUTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 19, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly Known As: 3501 Mt. Prospect Road, Franklin Park, Illinois

P.I.N.: 12-19-300-007-0000

Property of Cook County Clerk's Office

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES FOR THE FINAL INSTALLMENT OF 2007 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
2. MATTERS CREATED BY, THROUGH OR UNDER GRANTEE.
3. RIGHTS OF HOUSTON HARVEST, INC., IN POSSESSION AND SUCCESSOR IN INTEREST TO HOUSTON FOODS COMPANY, AS TENANT ONLY, UNDER LEASE DATED FEBRUARY 19, 1993, A MEMORANDUM OF SAID LEASE RECORDED MAY 11, 1993 AS DOCUMENT NO. 93351114, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING JUNE 1, 1993 AND ENDING MAY 31, 2011.
4. RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS AS DEPICTED ON THE SURVEY PREPARED BY MICHAEL D. BYTNER (PLS #3326) OF WEAVER BOOS CONSULTANTS, CERTIFIED, SIGNED AND LAST REVISED ON MARCH 28, 2008 (THE "SURVEY").
5. GRANT OF EASEMENT DATED OCTOBER 10, 1969 AND RECORDED OCTOBER 16, 1969 AS DOCUMENT 20987306 MADE BY NORTH PIER TERMINAL CO., TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY OVER THE SOUTH 5 FEET OF THE LAND, AS DEPICTED ON THE SURVEY.

(AFFECTS ONLY THAT PART PORTION OF THE PROPERTY AS SHOWN ON THE SURVEY)
6. THE FOLLOWING MATTERS AS SHOWN ON THE SURVEY:
 1. 2 POWER POLES LOCATED IN THE NORTHWEST CORNER;
 2. WALKWAY BELOW BREEZEWAYS LOCATED ON THE LAND ALONG THE NORTH LINE WHICH CONNECT TO THE BUILDING LOCATED NORTH OF THE LAND.

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

PLAT ACT AFFIDAVIT

The undersigned, being duly sworn on oath, states that **CENTERPOINT PROPERTIES TRUST'S**, a Maryland real estate investment trust, principal place of business is 1808 Swift Drive, Oak Brook, Illinois and that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons: (CIRCLE NUMBER BELOW WHICH IS APPLICABLE TO ATTACHED DEED)

1. 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.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
- 10.** The sale or exchange is of an entire tract of land not being part of a larger tract of land.

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Affiant further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

CENTERPOINT PROPERTIES TRUST,
a Maryland real estate investment trust

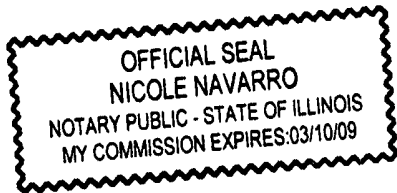
By: [Signature]
 Name: James N. Clewlow
 Title: Chief Investment Officer

By: [Signature]
 Name: Michael Tortorici
 Title: Vice President, Treasurer

Subscribed and sworn to before me
this 15 day of April, 2008.

[Signature]

Notary Public



Property of Cook County Clerk's Office