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THIS INSTRUMENT WAS PREPARED

BY:

Kevin P. Breslin, Esq.
Richmond Breslin LLP
233 South Wacker Drive,
Suite 5775
Chicago, Illinois 60606



Doc#: 0822726289 Fee: \$74.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/14/2008 02:04 PM Pg: 1 of 6

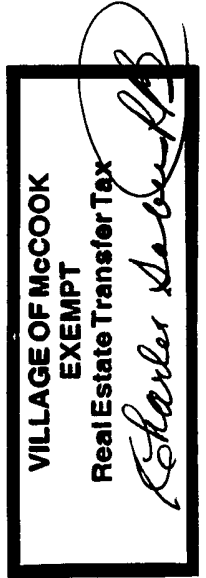
AFTER RECORDING RETURN TO:

Vincent Cainkar, Esq.
Louis F. Cainkar Ltd.
6215 West 79th Street, Suite 2A
Burbank, Illinois 60459

SEND SUBSEQUENT TAX BILLS TO:

Village of McCook
5000 S. Glencoe Avenue
McCook, Illinois 60459

RB File No. 07056.94119



0822726289

SPECIAL WARRANTY DEED
Illinois

THIS INDENTURE, dated as of the 1st day of June, 2008, between **CENTERPOINT PROPERTIES TRUST**, a real estate investment trust, duly authorized to transact business in the State of Illinois ("**Grantor**") to and in favor of **VILLAGE OF MCCOOK**, an Illinois municipal corporation, whose address is 5000 S. Glencoe Avenue, McCook, Illinois 60525 ("**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.

Box 400-CTCC

6/14

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

**CENTERPOINT PROPERTIES TRUST, a
Maryland real estate investment trust**

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

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

STATE OF ILLINOIS)
)
 COUNTY OF DuPage)

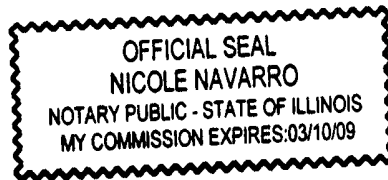
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James N. Clowlow and Michael Tortorici, as Chief Investment Officer and VP Treasurer, respectively, of CenterPoint Properties Trust, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Chief Investment Officer and VP Treasurer, 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 12th day of August, 2008.

[Signature]
 Notary Public

EXEMPT UNDER THE PROVISIONS
 OF PARAGRAPH B, SECTION 4,
 REAL ESTATE TRANSFER TAX ACT

[Signature] agent for Seller
 Buyer/Seller/Representative
 Date: August 12, 2008



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EXHIBIT A

LEGAL DESCRIPTION

LOT 3 IN THE FINAL PLAT OF SUBDIVISION OF MCCOOK INDUSTRIAL CENTER II FIRST RESUBDIVISION, BEING A RESUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 2005 AS DOCUMENT 0523545101.

Property Address: 4750 South Vernon Avenue, McCook, Illinois

PIN(S): 18-10-200-021-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. RESERVATION OF ALL FISSIONABLE MATERIALS FOR USE OF THE UNITED STATES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LAND AND PROSPECT FOR, MINE, AND REMOVE THE SAME, CONTAINED IN DEED FROM RECONSTRUCTION FINANCE CORPORATION TO REYNOLDS ALUMINUM COMPANY, DATED JUNE 30, 1949 AND RECORDED JULY 6, 1950 AS DOCUMENT 14843487 AND FILED AS DOCUMENT LR1303816.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.
3. NOTE: THE FOLLOWING ITEM IS PROVIDED FOR INFORMATION ONLY:

ENVIRONMENTAL DISCLOSURE DOCUMENT NUMBER 98522940 DATE OF RECORDING: JUNE 19, 1998
4. TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED APRIL 7, 2008 AS DOCUMENT NUMBER 0809810072.
5. NOTICE WITH RESPECT TO THE WAIVER OF RIGHTS TO FILE CERTAIN REAL ESTATE TAX ASSESSMENT APPEALS FOR THE PROPERTY LOCATED WITHIN THE VILLAGE OF MCCOOK FIRST AVENUE TAX INCREMENT FINANCING REDEVELOPMENT AREA, RECORDED FEBRUARY 22, 2007 AS DOCUMENT 0705416041.

(AFFECTS THE LAND AND OTHER PROPERTY)
6. EASEMENT IN FAVOR OF THE VILLAGE OF MCCOOK, THE COMMONWEALTH EDISON COMPANY, SBC AND NICOR GAS, 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 PLAT RECORDED/FILED AS DOCUMENT NO. 0436539081, AFFECTING THE WEST 20 FEET, THE NORTH 10 FEET AND THE EAST 60 FEET OF THE LAND, AND ALSO SHOWN ON THE PLAT RECORDED AS DOCUMENT 0523545101.
7. CLARIFICATION OF EASEMENT RIGHTS DATED AUGUST 1, 2005 AND RECORDED OCTOBER 26, 2005 AS DOCUMENT 0529910100 IN FAVOR OF THE VILLAGE OF MCCOOK, THE COMMONWEALTH EDISON COMPANY, SBC, A.K.A. THE ILLINOIS BELL TELEPHONE COMPANY AND NICOR PURSUANT TO FINAL PLAT OF SUBDIVISION OF THE MCCOOK INDUSTRIAL CENTER II,

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RECORDED DECEMBER 30, 2004 AS DOCUMENT 0436539081, FOR THE PURPOSE OF ADDING THE FOLLOWING PROVISION.

"THE USE OF SAID EASEMENTS WILL ALSO ALLOW FOR PAVEMENT FOR PARKING, PARKING LOT LIGHTS AND LANDSCAPE MATERIAL OVER THESE EASEMENTS."

(AFFECTS THE LAND & OTHER PROPERTY)

8. A 30 FOOT RAILROAD AND UTILITY EASEMENT ALONG THE WEST LINE OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 0436539081 AND ALSO SHOWN ON THE PLAT RECORDED AS DOCUMENT 0523545101.
9. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 15, 2005 AS DOCUMENT 0522719099 RELATING TO CREATION OF AN ASSOCIATION, ASSESSMENTS, RESERVATIONS, ARCHITECTURAL CONTROLS, PROVISIONS GOVERNING IMPROVEMENTS AND MAINTENANCE.
10. NOTE FOR INFORMATION ONLY: THE FINAL PLAT OF SUBDIVISION OF MCCOOK INDUSTRIAL CENTER II FIRST RESUBDIVISION RECORDED AS DOCUMENT AUGUST 23, 2005 NOTES THE FOLLOWING:

ACCESS TO AND FROM LOT 1 AND 2 ARE PROHIBITED TO 47TH STREET.

(AFFECTS THE LAND AND OTHER PROPERTY)
11. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 15, 2005 AS DOCUMENT 0522719099 RELATING TO CREATION OF AN ASSOCIATION, ASSESSMENTS, RESERVATIONS, ARCHITECTURAL CONTROLS, PROVISIONS GOVERNING IMPROVEMENTS AND MAINTENANCE.

(AFFECTS THE LAND AND OTHER PROPERTY)
12. EASEMENT IN FAVOR OF THE VILLAGE OF MCCOOK, THE COMMONWEALTH EDISON COMPANY, SBC ALSO KNOWN AS THE ILLINOIS BELL TELEPHONE COMPANY, AND NICOR, AND 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 PLAT RECORDED AS DOCUMENT 0523545101, AFFECTING;

THE NORTH 10.00 FEET OF THE LAND;
THE WEST 20.00 FEET OF THE LAND;
THE EAST 60.00 FEET OF THE LAND.

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13. NOTE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AUGUST 23, 2005 AS DOCUMENT 0523545101:

A RECIPROCAL EASEMENT FOR CROSS ACCESS PURPOSES IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 1 AND 2, THEIR SUCCESSORS AND ASSIGNS IN, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY ON THE PLAT MARKED "INGRESS AND EGRESS EASEMENT" AND SUBJECT TO ANY COVENANTS, CONDITIONS AND RESTRICTIONS AS MAY BE RECRDED BY A SEPARATE DOCUMENT.

14. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

15. TERMS AND CONDITIONS CONTAINED IN THE DECLARATION AND GRANT OF EASEMENT DATED AUGUST 30, 2006 AND RECORDED SEPTEMBER 1, 2006 AS DOCUMENT 0624441139 RESERVING AND GRANTING AN EASEMENT FOR SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE TO THE VILLAGE OF MCCOOK, COMMONWEALTH EDISON COMPANY AND SBC A.K.A. ILLINOIS BELL TELEPHONE COMPANY.

(AFFECTS THE SOUTH 10 FEET OF THE LAND)