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Doc#: 1323201055 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/20/2013 11:02 AM Pg: 1 of 4

THIS INSTRUMENT WAS PREPARED
BY:

Marjorie C. Howard, Esq.
Richmond Breslin LLP
233 S. Wacker Drive, Suite 5775
Chicago, Illinois 60606
RB File No. 11000.36801

AFTER RECORDING RETURN TO:

Rouhy J. Shalabi, Esq.
Oak Lawn Towers
4700 W. 95th Street
Suite LL-07
Oak Lawn, Illinois 60453

SPECIAL WARRANTY DEED Illinois

THIS INDENTURE, made as of the 11th day of April, 2013, 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 **SABA ABRAHIM, LLC**, an Illinois limited liability company, having an address of P.O. Box 467, Palos Heights, Illinois 60463, Attn: John Khouri (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.

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HH 89320001 1062

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BOX 334 CTY

REAL ESTATE TRANSFER

05/06/2013



COOK \$275.00
ILLINOIS: \$550.00
TOTAL: \$825.00

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Chief Investment Officer and attested to by its Sr. Vice President, Treasurer the day and year first above written. Other

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: Senior Vice President, Treasurer

Property of COOK COUNTY Notary Public's Office

STATE OF ILLINOIS)
COUNTY OF DuPage)

I, Karen L. Ajayi, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James N. Clewlow, as Chief Investment Officer and Michael Tortorici, as SVP, 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 Chief Investment Officer and SVP, Treasurer of said trusts, 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 trust, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 11th day of April, 2013.

Karen L. Ajayi
Notary Public



VILLAGE TAX

VILLAGE OF ALSIP

APR. 15. 13

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

000000000029

REAL ESTATE TRANSFER TAX
0192500
FP 326706

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 11 IN IPEMA'S 4TH ALSIP INDUSTRIAL SUBDIVISION OF THE WEST ½ OF THAT PART OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 40 ACRES THEREOF AND LYING NORTH OF THE SOUTH 20 ACRES THEREOF, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 24-20-402-035-0000

Common Address: 11708 S. Mayfield Ave.
Alsip, Illinois 60803

Property of Cook County Clerk's Office

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Real estate taxes for 2012 and subsequent years.
2. Existing unrecorded lease in favor of Cory Laboratories, Inc. and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
3. Encroachment of the concrete wall located mainly on the land onto the property west of and adjoining by approximately .19 to .60 feet, as shown on plat of survey number of 06-08-343 prepared by JNT Surveying dated September 5, 2006.
4. Encroachment of the concrete wall located mainly on the land onto the property south of and adjoining by approximately .24 to .72 feet, as shown on plat of survey number 06-08-343 prepared by JNT Surveying dated September 5, 2006.