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THIS INSTRUMENT WAS PREPARED BY

MARR W. RICHMOND, ESQ.
208 N. Dearborn #2300
CHICAGO, IL 60601

RETURN TO AFTER RECORD:

BRADLEY D. KAPLAN
MASUDA FUNAI

ONE EAST WACKER DR.
3200
CHICAGO, ILLINOIS 60601

75-60-408-1D1

SPECIAL WARRANTY DEED

95697701

COOK COUNTY RECORDING 129.00
150012 TRAIL 2754 10/13/95 09:15:00
COOK COUNTY REC'D 1995-697701
COOK COUNTY RECORDER

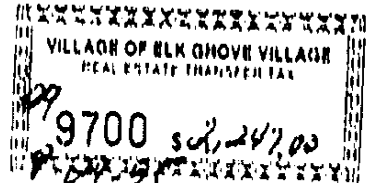
This space reserved for Recorder.

THIS INDENTURE, made as of this 29th day of September 1995, between CENTERPOINT PROPERTIES CORPORATION, a Maryland corporation having its principal place of business at 401 North Michigan Avenue, Suite 3000 Chicago, Illinois 60611 ("Grantor"), and RAINBOW FISH HOUSE, INC., an Illinois corporation with an address of 11410 B Melrose Street, Franklin Park, Illinois ("Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of SEVEN HUNDRED (\$700.00) Dollars (Seven Hundred and No/100ths Dollars) other good and valuable consideration to be paid by the Grantee, and pursuant to authority given by the Board of Directors of said corporation, 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, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Permanent Real Estate Index Numbers: 08-27-303-025-127

Address of Real Estate: 900 Chase Avenue, Elk Grove Village, Illinois



together with all and singular the hereditaments and appurtenances thereto 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 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 herby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that Grantor shall, against all persons lawfully claiming, or to claim the same, by, through and under it, WARRANT AND DEFEND the said Premises, subject to those items listed on Exhibit B attached hereto.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these premises by its President, Mark W. Richmond and Secretary, Bradley D. Kaplan this 29th day of September 1995.

CENTERPOINT PROPERTIES CORPORATION, a Maryland corporation

ATTEST:

By: [Signature]
Its: [Signature]

By: [Signature]
Its: [Signature]

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BOX 333-CTI

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11 10000

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11 10000

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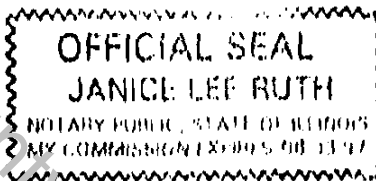
State of Illinois)
) SS.
County Cook)

I, the undersigned, a Notary Public, in and for the County of and State aforesaid, DO HEREBY CERTIFY, that Michael M. Miller and Frank S. Miller, personally known to me to be the Executive Vice Pres and Secretary of CenterPoint Properties Corporation, a Maryland corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Executive Vice Pres and Secretary, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

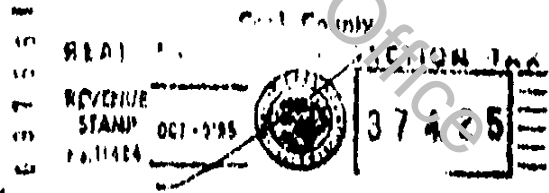
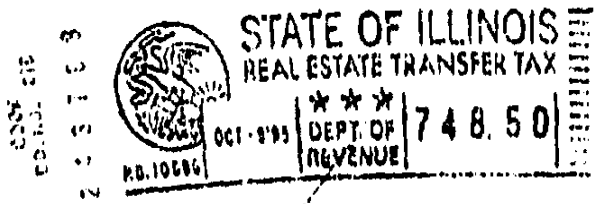
Given under my hand and official seal, this 24th day of September, 1995.

My commission expires _____

Janice Lee Ruth
Notary Public



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33-33-333

11-11-11 11:11:11

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EXHIBIT A

LEGAL DESCRIPTION

PARK # LOT 2 IN CENTERPOINT - CHASE SUBDIVISION BEING A RESUBDIVISION OF LOT 220 IN CENTEX INDUSTRIAL UNIT 117, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS SET FORTH IN PLAT RECORDED SEPTEMBER 27, 1995 AS DOCUMENT NUMBER 95653673 RECORDS OF COOK COUNTY RECORDER, COOK COUNTY, ILLINOIS.

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10-11-11

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real Estate Taxes for 1994 (second installment) and 1995.
2. 15 foot easement for public utilities and drainage along the north and northerly lines of Lot 2 as shown on the plat of subdivision recorded September 27, 1995, Document Number 95653673.
3. 25 foot building line along the south lines of Lot 2 as shown on the plat aforesaid.
4. 25 foot easement for public utilities, sewer, water and drainage along the south line of Lot 2 as shown on the plat aforesaid.
5. Rights of the public or quasi public utilities to maintain the aerial wires along the northeasterly corner of the land as shown on a survey made by Gremley and Biedermann, Inc. dated September 11, 1995, Number 952607.
6. Rights of way for drainage as disclosed by said survey and described as "top of bank".

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CHANGE OF INFORMATION FORM

SCANABLE DOCUMENT - READ THE FOLLOWING RULES

- 1. Changes must be kept in the space limitations shown
- 2. DO NOT use punctuation
- 3. Print in CAPITAL LETTERS with BLACK PEN ONLY
- 4. Allow only one space between names, numbers and addresses

SPECIAL NOTE:

If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number

If you do not have enough room for your full name, just your last name will be adequate

Property Index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

PIN:

08 - 27 - 303 - 025 - 0000

NAME:

CENTERPOINT REALTY SVC.

MAILING ADDRESS:

STREET NUMBER STREET NAME - APT or UNIT

401 N. MICHIGAN SUITE 30

CITY

CHICAGO

STATE:

IL

ZIP:

60611 -

PROPERTY ADDRESS:

STREET NUMBER STREET NAME - APT or UNIT

900 CHASE AVENUE

CITY

ELK GROVE

STATE:

IL

ZIP:

60007 - 3499

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