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WARRANTY DEED

95801485

THE GRANTOR, First Industrial, L.P., a Delaware Limited Partnership, whose address is 150 North Wacker Drive, Chicago, Illinois 60606, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of (\$10.00) TEN AND NO/100THS-----DOLLARS, and other valuable consideration in hand paid,

Convey(s) and Warrant(s) to First Industrial Securities, L.P., a Delaware Limited Partnership, whose address is 150 North Wacker Drive, Chicago, Illinois 60606, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and incorporated by this reference (the "Subject Property")

Subject to those exceptions set forth on Exhibit B.

PIN: 15-16-420-004 and 15-16-420-005
Address: 2101-2125 Gardner Road, Broadview, Illinois

Dated this 10th day of November, 1995.

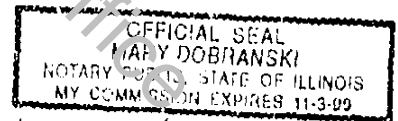
First Industrial, L.P., a Delaware Limited Partnership

BY: First Industrial Realty Trust, Inc., a Maryland corporation, its sole general partner.

BY: Michael T. Tomasz
Michael T. Tomasz, President

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public for and in said County, in the State aforesaid, DO HEREBY CERTIFY, that Michael T. Tomasz, personally known to me to be the President of First Industrial Realty Trust, Inc., a Maryland corporation and sole general partner of First Industrial, L.P., appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of November, 1995.



Commission expires 11/3, 1999. Mary Dobranski
Notary Public

This instrument was prepared by: Barack, Ferrazzano, Kirschbaum & Perlman, 333 West Wacker Drive, Suite 2700, Chicago, Illinois 60606. KATHY BOYLE

After Recording, Please Return To:
Kathleen Dempsey Boyle
Barack, Ferrazzano, Kirschbaum & Perlman
333 West Wacker Dr., Suite 2700
Chicago, IL 60606

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E, SECTION 4, REAL ESTATE TRANSFER ACT
DATE: 11/10/95
Signature of Buyer, Seller or Representative

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BOX 333-CTI

75 69 514 DN

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 16 LYING WEST OF THE WEST RIGHT OF WAY LINE OF INDIANA HARBOR BELT RAILROAD COMPANY (EXCEPT THE SOUTH 646.07 FEET THEREOF) IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 2: THE SOUTH 646.07 FEET OF THAT PART OF LOT 16 LYING WEST OF THE WEST RIGHT OF WAY LINE OF INDIANA HARBOR BELT RAILROAD COMPANY (EXCEPT THAT PART TAKEN FOR ROOSEVELT ROAD) IN THE SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 2101-2125 GARDNER ROAD, BROADVIEW, ILLINOIS.

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EXHIBIT B

Permitted Exceptions

2102 Gardner Road, Broadview, Illinois

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.
2. GRANT OF EASEMENT DATED NOVEMBER 21, 1967 AND RECORDED NOVEMBER 27, 1967, AS DOCUMENT NO. 20332786, TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF ELECTRICAL TRANSMISSION LINES, INCLUDING WIRES, CABLES AND NECESSARY FIXTURES AND APPURTENANCES ATTACHED THERETO.

SAID GRANT ALSO PROVIDES THAT THE GRANTOR MAY EXTEND OR ENLARGE THE EXISTING BUILDINGS OR STRUCTURES OR ERECT NEW BUILDINGS OR STRUCTURES UPON THE EASEMENT PREMISES, SO LONG AS SUCH BUILDING OR STRUCTURE DOES NOT EXCEED FORTY EIGHT (48) FEET.

3. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, THE COUNTY OF COOK AND THE MUNICIPALITY, IN AND TO THE WEST 33 FEET OF LAND TAKEN AND USED FOR PUSCHEK ROAD, NOW KNOWN AS GARDNER ROAD.
4. RAILROAD TRACK LOCATED ON THE SOUTHEASTERLY PORTION OF THE LAND AS DISCLOSED BY PLAT OF SURVEY BY COMPASS LAND SURVEYING AND MAPPING, ORDER NUMBER 7499 DATED AUGUST 27, 1994.
5. ELECTRIC UTILITY EASEMENT AS DISCLOSED BY OVERHEAD ELECTRIC WIRES AS DEPICTED ON PLAT OF SURVEY BY COMPASS LAND SURVEYING AND MAPPING, ORDER NUMBER 7499 DATED AUGUST 27, 1994.
6. EASEMENT FOR UTILITY PURPOSES CREATED BY GRANT FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 66758 TO METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO RECORDED AUGUST 16, 1993 AS DOCUMENT NO. 93-644644
8. ENCROACHMENT OF THE 1 STORY BRICK AND CONCRETE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 0.35 FEET, AS SHOWN ON PLAT OF

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11/14/11

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SURVEY NUMBER 7499 PREPARED BY COMPASS LAND SURVEYING AND MAPPING DATED AUGUST 27, 1994.

9. LEASE COMMENCING APRIL 1, 1987 AND ENDING MARCH 31, 1997 TO B.L. DOWNEY COMPANY INC. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED JANUARY 11, 1988 AS DOCUMENT 88013030.
10. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED APRIL 15, 1988 AS DOCUMENT 88156533 MADE BY AMERICAN NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 66758 AND RESOURCES PENSION SHARE 3.
11. MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASE AND RENTS AND FINANCING STATEMENT DATED OCTOBER 17, 1994 AND RECORDED OCTOBER 20, 1994 AS DOCUMENT NO. 94898907, MADE BY FIRST INDUSTRIAL, L.P. TO THE FIRST NATIONAL BANK OF CHICAGO, INDIVIDUALLY AND AS AGENT, TO SECURE AN INDEBTEDNESS OF \$50,000,000.00. AMENDMENT RECORDED JULY 27, 1995 AS DOCUMENT NO. 95490953.
12. ASSIGNMENT OF RENTS RECORDED OCTOBER 20, 1994 AS DOCUMENT NO. 94898906, MADE BY FIRST INDUSTRIAL, L.P. TO THE FIRST NATIONAL BANK OF CHICAGO.
13. SECURITY INTEREST OF THE FIRST NATIONAL BANK OF CHICAGO, SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND AS DISCLOSED BY FINANCING STATEMENT EXECUTED BY FIRST INDUSTRIAL, L.P., DEBTOR, AND FILED ON OCTOBER 20, 1994 AS DOCUMENT NO. 94U15489.
14. THE INTEREST OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASES.
15. UTILITY EASEMENT OVER THE WEST 33 FEET OF THE LAND GRANTED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DOCUMENT RECORDED AUGUST 1, 1950 AS DOCUMENT NO. 14866163. AS DISCLOSED BY PLAT OF SURVEY BY COMPASS LAND SURVEYING AND MAPPING, ORDER NO. 7499 DATED AUGUST 27, 1994.
16. LEASE DATED MAY 1, 1988 AND ENDING FEBRUARY 28, 1998 TO METRO-REBAR, INC., AS DISCLOSED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED APRIL 15, 1988 AS DOCUMENT NO. 88156533.

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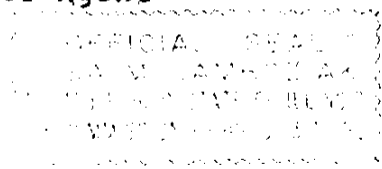
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STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated 1/7, 1999 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 7th day of November, 1999.
Notary Public [Signature]



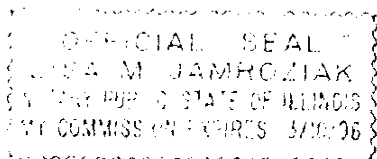
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois; 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 11/7, 1999 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 7th day of November, 1999.
Notary Public [Signature]

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, is exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



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