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WARRANTY DEED

96418421

THE GRANTOR, CENTERPOINT PROPERTIES CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Maryland and duly authorized to transact business in the State of Illinois of the sum of THREE HUNDRED THIRTY THOUSAND AND NO/00 DOLLARS (\$330,000.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS TO FIRST BANK OF SCHAUMBURG, not personally but as Trustee under a Trust Agreement dated March 12, 1996, Trust Number 96-1281, an Illinois corporation and having its principal office at the following address 805 West Golf Road, Schaumburg, Illinois 60194, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

DEPT-01 RECORDING \$27.50
 T#0009 TRAM 2941 06/03/96 14:53:00
 #9739 ER *-96-418421
 COOK COUNTY RECORDER

This space reserved for Recorder.

See Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 06-13-403-017-0000
 Address of Real Estate: 4 North Barrington Road, Streamwood, Illinois.

27.50
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Subject to the matters set forth in Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these premises by its Executive Vice President and attested to by its Secretary, this 28th day of May, 1996.

CENTERPOINT PROPERTIES CORPORATION, a Maryland corporation

By: [Signature]

Its: [Signature]

Attest: [Signature]

Its: Secretary

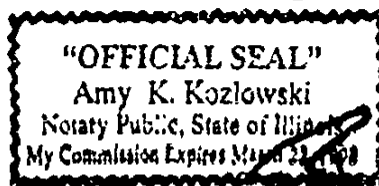
State of Illinois
County of Cook ss

I, the undersigned, a Notary Public, in and for the County of and State aforesaid, DO HEREBY CERTIFY that Robert L. Stovall and Paul S. Fisher, personally known to me to be the Executive Vice President and Secretary, respectively, of CENTERPOINT PROPERTIES 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 severally acknowledged that as such Executive Vice President 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 28th day of May, 1996.

Commission expires 3/23 1998 [Signature]
 Notary Public

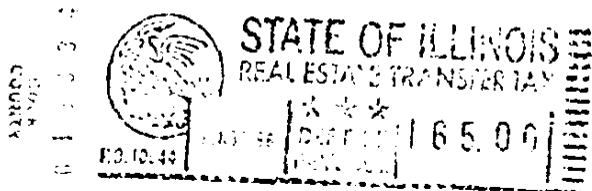
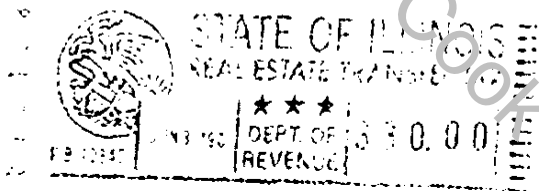
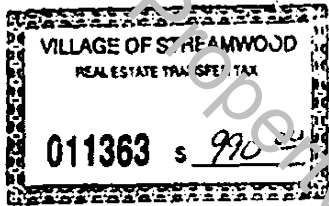
This instrument was prepared by:
 Amy K. Kozlowski, Esq.
 Katz, Randall & Weinberg
 333 West Wacker, Suite 1800
 Chicago, Illinois 60606



After Recording Return To:
 Craig Krandel, Esq.
 Weisz & Michling
 2030 N. Seminary Avenue
 Woodstock, Illinois 60698
 FAX# = 0091868

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EXHIBIT A

PARCEL 1:

LOT 2 IN STREAMWOOD CAR CARE CENTER SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN THP COMMERCIAL PARK, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID STREAMWOOD CAR CARE CENTER RESUBDIVISION RECORDED SEPTEMBER 11, 1995 AS DOCUMENT NUMBER 95604386, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PERPETUAL, NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR (EXCEPT FOR VEHICLES IN EXCESS OF ONE TONE IN GROSS WEIGHT) INGRESS AND EGRESS OVER AND ACROSS THE VEHICULAR AISLES, DRIVEWAYS, EXITS AND ENTRANCES TO BE CONSTRUCTED ON LOT 1 IN T.H.P. COMMERCIAL PARK SUBDIVISION AFORESAID, AS CREATED BY GRANT OF EASEMENT DATED JULY 24, 1989 AND RECORDED JULY 25, 1989 AS DOCUMENT 89340317.

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EXHIBIT B

EXCEPTIONS

1. Party wall rights and agreements, if any.
2. Existing leases and tenancies, if any.
3. Special taxes or assessments for improvements not yet completed, if any.
4. Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed.
5. General taxes for the year 1995 and subsequent years.
6. Covenants, conditions and restrictions of record.
7. Private, public and utility easements and roads and highways, if any.
8. Matters caused by, through or under Grantee.

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