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SPECIAL WARRANTY DEED

96444680

THIS INDENTURE, made as of the 10th day of June, 1996 between 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 ("Grantor") and STANDARD BANK & TRUST COMPANY, not personally but as Trustee under Trust Agreement dated

DEPT-01 RECORDING \$27.00
T#0012 TRAN 0907 06/11/96 10:21:00
#5535 CG *-96-444680
COOK COUNTY RECORDER

7613904-(D2) 6-6

June 3, 1996, Trust No. 15281, whose address is 41 Horseshoe Lane, Lemont, Illinois 60439 (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 Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its successors, heirs and assigns, FOREVER, all the real estate, situated in the County of Cook and State of Illinois and known and described in Exhibit A attached hereto and by this reference made a part hereof, together with all and singular the 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 hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors, heirs 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 incumbered 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.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its law and attested to by its CFO/Secretary the day and year first above written.

CENTERPOINT PROPERTIES CORPORATION, a Maryland corporation

By: [Signature]
Name: STONER
Title: COO

Attest: [Signature]
Name: Paul Stoner
Title: CFO/Secretary

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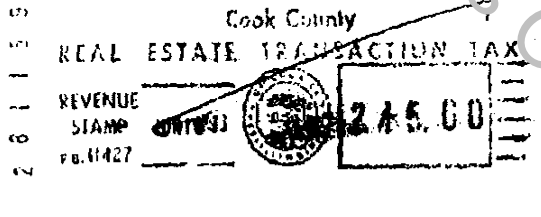
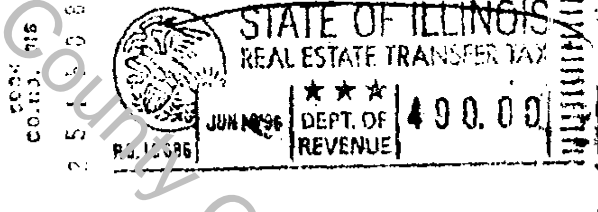
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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Laura L. Artus, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard Scramell, as CEO of CENTERPOINT PROPERTIES CORPORATION, a Maryland corporation and Laura L. Artus, as CEO/Secretary of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such CEO and CEO/Secretary of said Corporation, respectively, 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 Corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6th day of June, 1996.

Laura L. Artus
Notary Public



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EXHIBIT A

PROPERTY DESCRIPTION

PARCEL 1:

THE NORTH 1/2 OF LOT 1 IN IPEMA'S FOURTH ALSIP INDUSTRIAL SUBDIVISION OF THE WEST 1/2 OF THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 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.

PARCEL 2:

LOT 6 IN IPEMA'S THIRD ALSIP INDUSTRIAL SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 20 ACRES OF THE NORTH 40 ACRES OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 5954 West 116th Place, Alsip, Illinois

Permanent Real Estate Index Number(s):

24-20-402-018-0000

24-20-402-041-0000

This instrument was prepared by:

KATZ RANDALL & WEINBERG
333 West Wacker Drive
Suite 1800
Chicago, Illinois 60606
Attention: Amy K Kozlowski

AFTER RECORDING RETURN TO:

Gordon A. Groebe, Esq.
5041 West 95th Street
Oak Lawn, Illinois 60453

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General taxes for the years 1995 and 1996, not yet due and payable.
2. Rights of the public or quasi-public utilities as depicted on survey made by Professionals Associated dated August 29, 1995 as order number 95-33911: manhole.
3. Concrete retaining wall located mainly on the land south and adjoining and onto the property by approximately .29 feet along the southwesterly corner of the land and fence located on the land and onto property northeasterly and adjoining and also north and adjoining as depicted on survey made by Professionals Associated dated August 29, 1995 as order number 95-33911.
4. Act of Purchaser and anyone claiming by through or under Purchaser.
5. Lease dated November 20, 1995 with Automotion, Inc. as tenant.

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