

# UNOFFICIAL COPY

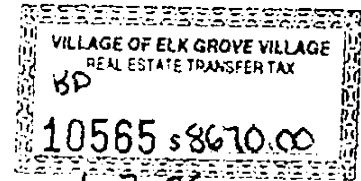
96454501

## SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 14 day of June, 1996 by and between JMB GROUP TRUST V, an Illinois trust, party of the first part, and CenterPoint Properties Corporation, a Maryland corporation, whose address is 401 North Michigan Avenue, 30th Floor, Chicago, Illinois 60611, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

DEPT-01 RECORDING 133.50  
 T32272 TRAN 0815 06/15/96 1448:00  
 47452 + LIT \* - 96 - 454502-6  
 COOK COUNTY RECORDER

See Exhibit "A" attached hereto and made a part hereof.



Together with all and singular the improvements, hereditaments, easements and appurtenances thereunto belonging, or in anyway 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 party of the first part, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments, easements and appurtenances (collectively, the "Property"): TO HAVE AND TO HOLD the Property, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its 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 encumbered or charged, except as provided on Exhibit B, and that the said premises, against all persons lawfully claiming or to claim the same, by through or under it, WILL WARRANT AND DEFEND subject to the matters described on Exhibit B.

Permanent Real Estate Index Number(s): 08-27-300-041, Volume 50.

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Address(es) of real estate: 875-879 Fargo Avenue, Elk Grove Village, Illinois.

This instrument was prepared by: Melvin K. Lippe, Altheimer & Gray, 10 South Wacker Drive, Chicago, Illinois 60606



Mail to:  
 Mr. Lawrence Griffin, Esq.  
 Kurtz, Ronella Weinberg  
 333 W. Wacker Drive, Suite 1200  
 Chicago, IL 60606

Send Subsequent tax bills to:  
 CenterPoint Properties Corporation  
 401 N. Michigan Avenue, Chicago, IL 60611

17-9600986 - Cook Co. - JJ

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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JUN-1996 DEPT. OF REVENUE 900.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JUN-1996 DEPT. OF REVENUE 900.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JUN-1996 DEPT. OF REVENUE 900.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JUN-1996 DEPT. OF REVENUE 180.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP JUN-1996 900.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP JUN-1996 545.00

9605150A

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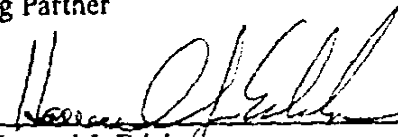
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IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of the date first above written.

**JMB GROUP TRUST V,  
an Illinois trust**

By: **Heitman/JMB Institutional Advisors  
an Illinois general partnership,  
Investment Manager**

By: **Heitman Capital Management Corporation,  
an Illinois corporation,  
Managing Partner**

By:   
Howard J. Edelman  
Executive Vice President

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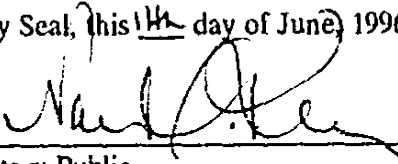
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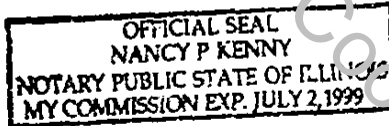
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STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named J Howard J. Edelman of Heitman Capital Management Corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Executive Vice President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation as such Executive Vice President for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this 14<sup>th</sup> day of June, 1996.

  
\_\_\_\_\_  
Notary Public



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EXHIBIT "A"

LOT 396 IN CENTEX INDUSTRIAL PARK UNIT 243, BEING A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1979 AS DOCUMENT 25085632, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT 'B'

### PERMITTED EXCEPTIONS

JOB

(2nd Installment)

1. GENERAL REAL ESTATE TAXES FOR THE YEARS 1995 AND 1996. TAX NUMBER 08-27-300-041, VOLUME 50.
2. EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, SEWER, WATER AND DRAINAGE AS DISCLOSED BY PLAT OF CENTEX INDUSTRIAL PARK UNIT 243 RECORDED AUGUST 6, 1979 AS DOCUMENT 25085632.  
  
(AFFECTS THE NORTH 25 FEET OF THE LAND)
3. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AS DISCLOSED BY PLAT OF CENTEX INDUSTRIAL PARK UNIT 243 RECORDED AUGUST 6, 1979 AS DOCUMENT 25085632.  
  
(AFFECTS THE SOUTH 15 FEET OF THE LAND)
4. BUILDING LINE AS DISCLOSED BY PLAT OF CENTEX INDUSTRIAL PARK UNIT 243 RECORDED AUGUST 6, 1979 AS DOCUMENT 25085632 OVER THE NORTH 25 FEET OF LOT 396.
5. 15 AND 25 FOOT EASEMENTS OVER THE AREA SHOWN BETWEEN THE DOTTED LINES AS SHOWN ON THE PLAT OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AUGUST 6, 1979 AS DOCUMENT 25085632.
6. 15 AND 25 FOOT EASEMENTS OVER THE AREA SHOWN BETWEEN THE DOTTED LINES AS SHOWN ON THE PLAT OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AUGUST 6, 1979 AS DOCUMENT 25085632.
7. ENCROACHMENT OF THE BUILDING OVER THE 15 FOOT EASEMENT ALONG THE SOUTH LINE OF THE LAND BY .16 FEET AS DISCLOSED BY SURVEY.

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- ~~8. RIGHTS OF THE TENANTS, AS TENANTS ONLY, UNDER EXISTING UNRECORDED LEASES, AND RIGHTS OF ALL PARTIES CLAIMING AN INTEREST THROUGH SUCH TENANTS.~~ DAD
9. ADVERSE ENCROACHMENT BY BLACKTOP AND CONCRETE BY UP TO 1.20 FEET OVER THE WEST LINE AS SHOWN ON SURVEY.

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