### 96723221

DEPT-01 RECORDING

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- #2380 # CG #-96-723221
- . COOK COUNTY RECORDER

#### **RELEASE OF CLAIMS**

THIS RELEASE OF CLAIMS ("Release of Claims") is given by CENTERPOINT PROPERTIES CORPORATION, a Maryland corporation ("Buyer"), to AG COMMUNICATION SYSTEMS COLPORATION, a Delaware corporation ("AGCS"), as of the May of September, 1996.

#### WITNLSSETH:

WHEREAS, pursuant to that certain Purchase and Sale Agreement dated as of April 29, 1996, by and between Buyer, as the "Buyer" increander, and AGCS, as the "Seller" thereunder, as amended by that certain Reinstatement and Amendment of Purchase and Sale Agreement dated as of August 19, 1996, by and between Buyer and AGCS (collectively, the "Agreement"), AGCS is contemporaneously herewith conveying (ex simple title to certain real property located in Northlake, Illinois (the "Property") to Buyer, while: Property is more particularly described on Exhibit A attached hereto and made a part hereo; and

WHEREAS, a material inducement to AGCS to agree to sell the Property to Buyer for the purchase price set forth in the Agreement, was the agreement of Buyer to execute and record in the Office of the Recorder of Cook County, State of Illinois, this Release of Claims.

This Document Prepared By and After Recording Should Be Returned To:

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James J. McMahon AG Communication Systems Corporation 2500 West Utopia Road Phoenix, Arizona 85027 96723223

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NOW, THEREFORE, in consideration of the mutual agreements of the parties, of the conveyance by AGCS of the Property for the purchase price set forth in the Agreement, and for other good and valuable consideration, the receipt and adequacy of which are hereby conclusively acknowledged, Buyer hereby agrees as follows:

- 1. Buyer has inspected the Property and agrees to accept the Property "AS IS".
- Agreement, Buyer, for itself, its successors and assigns, and future grantees or holders of any interest in the Property, forever waives, releases and relinquishes any claim for any cost recovery, whether directly or by way of contribution, or for any other relief whatsoever, under the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation Act or any federal, state or local statute or regulation or any federal or state common law whether now existing or applicable or hereinafter enacted or applicable, providing for any right of recovery for any environmental matter relating to or arising out of the Property.
- 3. This Release of Claims shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.
- 4. This Release of Claims shall be recorded in the Office of the Recorder of Cook County, Illinois immediately subsequent to the recordation of the deed of conveyance of the Property to Buyer.

IN WITNESS WHEREOF, Buyer has caused this Release of Claims to be executed by persons duly authorized to bind it to its obligations hereunder.

BUYER:

CENTERPOINT PROPERTIES CORPORATION, a Maryland corporation

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STATE OF ILLINOIS )
) \$5.
COUNTY OF COOK

! Jane Connie McClendon, a notary public in and for said County, in State aforesaid, DO HEREBY CERTIFY that Michael M. Mullers personally known to me to be the Executive Vice President of CENTERPOINT PROPERTIES CORPORATION, a Maryland corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Executive Vice President signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as his 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 Aday of September, 1998.

"OFFICIAL SEAL"

JANE CONNIE McCLENDON

Notary Public, State of Illinois
My Commission Expires March 27, 1997

Notary Public

Commission expires: ) Luce 27, 1997

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#### **EXHIBIT A** (TO RELEASE OF CLAIMS)

#### LEGAL DESCRIPTION OF THE PROPERTY

Address of Property:

400 North Wolf Road

Northlake, Illinois

Permanent Index Number(s):

Alex Num.

ODE TO 12-3.

12-3.

12-31-4.

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#### EXHIBIT A

#### LEGAL DESCRIPTION:

PARCEL 1:

A TRACT OR PARCEL OF LAND IN THE WEST FRACTIONAL 1/2 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 31, A DISTANCE OF 300 PERT NORTH AS MEASURED ALONG SAID EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION, FROM ITS INTERSECTION WITH THE NORTH LINE OF NORTH AVENUE (STATE BOND ISSUE ROUTE 64 AS NOW LOCATED AND ESTABLISHED AND SHOWN ON PLAT OF DEDICATION RECORDED AS DOCUMENT 1029P162); THENCE NORTH ALONG THE EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 31, A DISTANCE OF 600 PRET; THENCE WEST PARALLEL WITH THE SAID NORTH LINE OF NORTH AVENUE, A DISTANCE OF 40.5 PRET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID WEST PRACTIONAL 1/2 OF SAID SECTION 31 A DISTANCE OF 600 PRET; THENCE EAST PARALLEL WITH THE SAID NORTH LINE OF MORTH AVENUE, A DISTANCE OF 40.5 PRET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS;

#### OPLIA

THE EASTERNY 40.5 PEET OF THE WEST TRACTIONAL 1/2 OF SECTION 31, TOWNSHIP 40 MORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF THE PROPERTY DESCRIBED ABOVE AND NORTH OF THE NORTH LINE OF NORTH AVENUE AS NOW LOCATED, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR DRIVEWAY PURPOSES OVER THE EAST 75 FEET OF THE FOLLOWING DESCRIBED LAND AND EAST-MENT OVER, UPON AND UNDER A STRIP OF LAND OF SUFFICIENT WIDTH TO RECONSTRUCT, RENRW, MAINTAIN AND OPERATE AN EIGHT-INCH CAST IRON PIPE WATER MAIN EXTENDING NORTHERLY AND SOUTHERLY PARALLEL WITH AND A DISTANT OF 66 FEET FROM THE EAST LINE OF THE WEST FRACTIONAL HALL OF SAID SECTION 31 AS CONTAINED IN THE QUIT CLAIM DEEDS FROM CHICAGO AND MORTH WESTERN RAILMAY COMPANY, A WISCONSIN CORPORATION, TO WILLIAM R. SCHOLLE AND SARAH R. SCHOLLY, HIS WIFE, DATED JANUARY 2, 1953 AND JANUARY 12, 1953 AND RECORDED FEBRUARY 24, 1953 AS DOCUMENT NUMBERS 15552236 AND 15552237 OVER THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF PARCEL OF LAND IN THE WEST PRACTIONAL HALF OF SECTION 31, TOWNSHIP 46 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-NIT:

BEGINNING AT A POINT IN THE EAST LINE OF THE WEST PRACTIONAL HALF OF SAID SECTION 31, DISTANT 300 FEET NORTH, AS MEASURED ALONG SAID EAST LINE OF THE WEST PRACTICNAL HALF OF SAID SECTION 31 FROM ITS INTERSECTION WITH THE NORTH LINE OF NORTH AVENUE, STATE BOND ISSUE ROUTE 64, AS NOW LOCATED AND ESTABLISHED, AND SHOWN ON PLAT OF DEDICATION RECORDED AS DOCUMENT NUMBER 10298762 IN BOOK 272 OF PLATS ON PAGES 22 AND 23 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR COOK COUNTY, ILLINOIS; THENCE WORTH ALONG THE EAST LINE OF THE WEST FRACTIONAL HALF OF SAID SECTION 31, A DISTANCE OF 600 FRET; THENCE WEST FARALLEL WITH THE SAID HORTH LINE OF NORTH AVENUE, A DISTANCE OF 451.92 FRET TO A POINT DISTANT 100 FRET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MOST EASTERLY MAIN TRACK OF THE CHICAGO AND NORTH WESTERN RAILMAY COMPANY, AS NOW LOCATED AND ESTABLISHED; THENCE SOUTHWESTERLY PARALLEL WITH THE CENTER LINE OF SAID MAIN TRACK, TO A POINT DISTANT 510.37 FEET WEST, AS MEASURED ALONG A LINE PARALLEL WITH THE SAID NORTH LINE OF NORTH AVENUE, A DISTANCE OF 510.37 FEET TO THE POINT OF REGINNING; IN COOK COUNTY, ILLINOIS.

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#### PACEL 3:

LATS 2, 3, 4, 5, 6, 7 AND 8 IN GTE'S FIRST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE REST 1/2 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WITH CERTIFICATE OF ILLINOIS LICENSED LAND SURVEYOR NO. 1920, DEED NOVEMBER 5, 1981.

#### PACEL 4:

PACILITY, INCLUDING THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR, CLEAN, SERVICE, RECONSTRUCT, REMEW, DIG INTO, OPERATE, IMPROVE, ALTER, AND THE RIGHT TO ENTER THE EASEMENT TRACT FOR ANY OF THESE PURPOSES AS CONTAINED IN GRANT OF EASEMENT FOR SEWER MADE BY AND BETWEEN TRUSTERS OF SCHOOLS OF TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, FOR THE USE AND BENEFIT OF SCHOOL DISTRICT NUMBER 87, IN COOK COUNTY, A BODY POLITIC AND CORPORATE GRANTOR, AND AUTOMATIC ELECTRIC COMPANY, A CORPORATION OF DELAWARE RECORDED AUGUST 15, 1970 AS DOCUMENT 21135422, OVER, UPON AND UNDER A STRIP OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 12, BEST OF THE THIRD PRINCIPAL PERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

SECTION 31 WHICH IS 1220 FEST WEST FROM THE SOUTHEAST CORNER OF SAID MORTH 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 31; THENCE MORTH PARALLEL TO THE RAST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 31, A DISTANCE OF 200.00 FEST 1/4 OF SAID SECTION 31, A DISTANCE OF 200.00 FEST 1/4 OF SAID SECTION 31, A DISTANCE OF 20.00 FEST TO A POINT; THENCE WEST PARALLEL TO THE SOUTH LINE OF THE MORTH 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 31, A DISTANCE OF 20.00 FEST TO A POINT; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 31, A DISTANCE OF 200.60 FEST TO A POINT IN THE SOUTH LINE OF THE MORTH 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 31; THENCE EAST ALONG THE SOUTH LINE OF THE MORTH 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 31, A DISTANCE OF 20.00 FEST TO THE PLACE C/F BEGINNING (EXCEPTING THEREFROM THE SOUTH 33 FEST THEREOF, PALLING IN ROADWAY), SITHATED IN THE COUNTY OF COOK, IN THE STATE OF ISLINOIS.

#### PARCEL 5:

MASSMENT FOR THE BENEFIT OF PARCELS 1 AND 3 AS CREATED BY AGREED AT FOR BASEMENT FROM IMPERIAL PLOORING AND WATERPROOFING COMPANY, AN ILLINOIS CORPORATION TO AUTOMATIC BLECTRIC COMPANY, A DELAWARE CORPORATION, DATED JANUARY 3, 1957 AND RECORDED MAY 17, 1957 AS DOCUMENT 15906627 FOR PASSAGEWAY OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE EASTERLY 75 FEET OF A TRACT OR PARCEL OF LAND IN THE WEST MACTICULAL 1/2 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 12, RAST OF THE THIRD PRINCIPAL MERIDIAN NORE MARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 31, DISTANCE 980 FEET WORTH, AS MEASURED ALONG SAID EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 21, FROM ITS INTERSECTION WITH THE MORTH LINE OF MORTH AVENUE, STATE BOND ISSUE ROUTE 64, AS 12 WE LCCATED AND ESTABLISHED, AND SHOWN ON PLAT OF DEDICATION RECORDED AS DOCUMENT NO. 120298762 IN BOOK 272 OF PLATS ON PAGES 22 AND 23 WN THE OFFICE OF THE RECORDER OF DEEDS IN 120 FOR COOK COUNTY, ILLINOIS; THENCE MORT! ALONG THE EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 31, A DISTANCE OF 384 PRET; THRNCE WEST PARALLEL WITH THE SAID MORTH LINE OF SAID SECTION 31, A DISTANCE OF 384 PRET; THRNCE WEST PARALLEL WITH THE SAID MORTH LINE OF SAID SECTION 31, A DISTANCE OF 414.50 FRET TO A POINT DISTANT 100 FRET SOUTHRASTERLY, MEASURED 15 RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST EASTERLY MAIN TRACT OF THE CHICAGO AND 15 RIGHT WESTERN RAILNAY COMPANY, AS MOW LOCATED AND ESTABLISHED; THENCE SOUTHWESTERLY PARALLEL WITH THE CENTER LINE OF SAID MAIN TRACK, TO A POINT DISTANT 451.92 FERT WEST, AS MEASURED 14 CMG A LINE PARALLEL WITH THE SAID NORTH LINE OF MORTH AVENUE, FROM THE POINT OF BEGINNING;

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THENCE EAST PARALLEL WITH THE SAID NORTH LINE OF NORTH AVENUE, A DISTANCE OF 451.92 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

PARCEL 6:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 3 AS CREATED BY AGRESENT FOR HASEMENT FROM 8. N. NIELSEN COMPANY, AN ILLINOIS CORPORATION TO AUTOMATIC BLECTRIC COMPANY, A DELAWARE CORPORATION, DATED JANUARY 3, 1957 AND RECORDED MAY 17, 1957 AS DOCUMENT 16906688 FOR PASSAGEWAY OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE BASTERLY 75 FEET OF A TRACT OR PARCEL OF LAND IN THE WEST FRACTIONAL 1/2 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIPD PRINCIPAL MERIDIAN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS POLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE RAST LINE OF THE WEST PRACTIONAL HALF OF SAID SECTION 31, DISTANT 1500 FEET FORTH, AS MEASURED ALONG SAID EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 31, FROM 175 INTERSECTION WITH THE MORTH LINE OF NORTH AVENUE (STATE BOND ISSUE ROUTE 64) AS NOW LOCATED AND ESTABLISHED, AND SHOWN ON PLAT OF DEDICATION, RECORDED AS DOCUMENT NO. 10298762, IN BOOK 272 OF PLATS ON PAGES 22 AND 23, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR COOK COUNTY, ILLINOIS; THENCE NORTH ALONG THE EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 31, A DISTANCE OF 600 FEET; THENCE WEST PARALLEL WITH THE SAID MORTH LINE OF NORTH AVENUE A DISTANCE OF 320 FEET, MORE OR LESS, TO A POINT DISTANT, 100 FEET SOUTHEASTERLY, AZASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST EASTERLY MAIN TRACK, OF THE CHICAGC AND NORTH WESTERN RAILMAY COMPANY, AS NOW LOCATED AND ESTABLISHED; THENCE SOUTHEASTERLY, PARALLEL WITH THE CENTER LINE OF SAID MAIN TRACK, TO A POINT DISTANT 393.47 FEET WEST, AS MEASURED ALONG A LINE PARALLEL WITH THE SAID MORTH LINE OF NORTH AVENUE, A DISTANCE OF 393.47 FEET, TO THE POINT OF BEGINNING.

AND ALSO

A TRACT OR PARCEL OF LAND IN THE WEST PRACTIONAL 1/2 0% SECTION 31, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 31, DISTANT 1264 FRET, NORTH AS MEASURED ALONG SUCH EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 31 FROM ITS INTERSECTION WITH THE NORTH LINE OF NORTH AVENUE (STATE TOND ISSUE ROUTE 64) AS NOW LOCATED AND ESTABLISHED AND SHOWN ON PLAT OF DEDICATION RECORDED AS DOCUMENT 10298762 IN BOOK 272 OF PLATS ON PAGES 22 AND 23 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR COOK COUNTY ILLINOIS; THENCE NORTH ALONG THE EAST LINE OF THE WEST FRACTIONAL 1/3 OF SAID SECTION 31, A DISTANCE OF 216 FEET; THENCE WEST FARALLEL WITH THE SAID NORTH LINE OF TORTH AVENUE, A DISTANCE OF 393.47 FEET TO A POINT DISTANT 100 FEET SOUTHEASTERLY (MEASURED AT FIGHT ANGLES) WROM THE CENTER LINE OF THE MOST EASTERLY MAIN TRACK OF THE CHICAGO AND NORTHWESTERN RAILMAY COMPANY, AS NOW LOCATED AND ESTABLISHED; THENCE SOUTHWESTERLY PARALLEL WITH THE CENTER LINE OF SAID MAIN TRACK TO THE POINT OF INTERSECTION WITH A LINE WHICH INTERSECTS THE PLACE OF BEGINNING AND IS PARALLEL TO THE NORTH LINE OF SAID NORTH AVENUE, THENCE EAST ALONG SAID LINE WHICH IS PARALLEL WITH THE SAID NORTH LINE OF NORTH AVENUE, THENCE EAST ALONG SAID LINE WHICH IS PARALLEL WITH THE SAID NORTH LINE OF NORTH AVENUE, THENCE EAST ALONG SAID LINE WHICH IS PARALLEL WITH THE SAID NORTH LINE OF NORTH AVENUE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

PASSEMENT FOR THE BENEFIT OF PARCELS 1 AND 3 AS CREATED BY AGREEMENT FOR EASEMENT FROM PHICAGO AND NORTHWESTERN RAILWAY COMPANY, A WISCONSIN CORPORATION TO AUTOMATIC ELECTRIC COMPANY, A DELAWARE CORPORATION, DATED MARCH 26, 1957 AND RECORDED MAY 17, 1957 AS DOCUMENT 16906686 FOR PASSAGEWAY OVER THE POLLOWING DESCRIBED LAND:

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THAY PART OF THE EASTERLY 75 FEET OF THE WEST PRACTIONAL 1/2 OF SECTION 31, TOWNSHIP 40 MONTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT 2,200 FEET AND 3,330 FEET, RESPECTIVELY, NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 31, EXCEPTING THEREFROM, HOWEVER, SO MUCH OF THE AFORESAID EASTERLY 75 FEET OF THE WEST PRACTIONAL 1/2 OF SECTION 31 WHICH LIES MORTHWESTERLY OF A LINE DRAWN PARALLEL WITH AND DISTANT 50 FEET SOUTHEASTERLY FROM THE MOST EASTERLY MAIN TRACK OF SAID RAILWAY COMPANY, AS SAID MAIN TRACK IS NOW LOCATED AND ESTABLISHED. THE SOUTHERLY BOUNDARY OF THE ABOVE DESCRIBED PARCEL OF LAND BEING A PART OF THE MORTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED BY QUIT-CLAIM DEED DATED APRIL 25, 1955 TO S. N. NIELSEN COMPANY BY THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY.



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