

SPECIAL WARRANTY DEED  
(Illinois)

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76-17-7240 D1  
DA

96732603

THIS AGREEMENT, made this 13th day of September, 1996, between JMB Group Trust V, an Illinois common law trust, party of the first part, and Security Capital Industrial Trust, a Maryland real estate investment trust, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all 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 927.00  
T60012 TRAM 2129 09/25/96 13123100  
44356 + CG \*\*96-732603  
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

See Exhibit A attached hereto and made a part hereof.

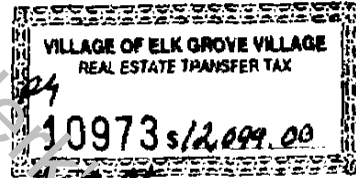
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title interest, claim or demand whatsoever, of the party of the first part, 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 party of the second part, its successors 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 successors 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:

See Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Number: 08-27-303-074-0000

Addresses of real estate: 747-777 Chase Avenue, Elk Grove Village, Illinois.



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IN WITNESS WHEREOF, said party of the first part has executed and delivered this instrument as of the day and year first above written.

This instrument was prepared by:

Anthony Bergamino, Esq.  
Alzheimer & Gray  
10 South Wacker Drive, Suite 4000  
Chicago, IL 60606

JMB GROUP TRUST V

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

By: Heitman Capital Management Corporation, an Illinois corporation

By: [Signature]  
Name: Heitman JMB Institutional Advisors  
Its: Executive Vice President

After recording return to:

Lynne Helfand Wolfberg  
Mayer, Brown & Platt  
190 South LaSalle Street  
Chicago, IL 60603

BOX 333-CTI

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STATE OF Illinois )  
 ) SS.  
COUNTY OF COOK )

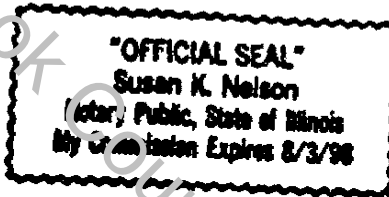
I, Susan K. Nelson, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Howard J. Edelman, Executive Vice President of HEITMAN CAPITAL MANAGEMENT CORPORATION, an Illinois corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that (s)he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

WITNESS my hand and notarial seal this 18<sup>th</sup> day of September, 1996.

Susan K. Nelson  
Notary Public

My Commission expires:

8/3/98

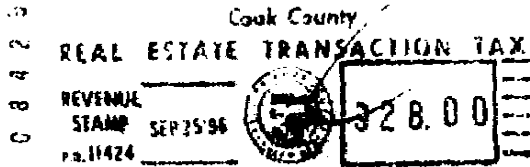
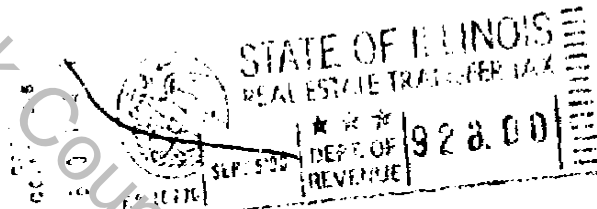
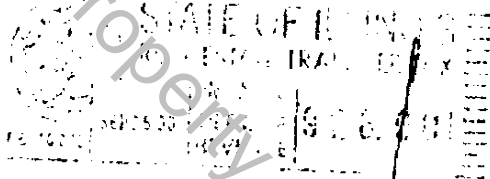


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## EXHIBIT A LEGAL DESCRIPTION

LOT 395 IN CENTEX INDUSTRIAL PARK UNIT 242, BEING A SUBDIVISION IN THE SOUTH 1/2 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 25085633, IN COOK COUNTY, ILLINOIS.



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## EXHIBIT B

1. Taxes for the year 1996.
2. Easement in, upon, under, over and along the West 10 feet of the East 75 feet except the South 120 feet of the land to install and maintain all equipment for the purpose of serving the land and other property with gas service together with right of access to said equipment, as created by grant to Northern Illinois Gas Company recorded June 9, 1980 as Document 25480258.
3. 25 foot easement as granted to the Illinois Bell Telephone Company, the Commonwealth Edison Company, Northern Illinois Gas Company and Elk Grove Water & Sewer Company and their respective successors and assigns for public utilities, sewer, water and drainage over, under and upon the North 25 feet of the land as created by instrument recorded October 5, 1962 as Document 18610411.
4. Easement over the North 25 feet of lot 395 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 25085633.
5. Encroachment of the parking spaces located mainly on the land onto the easements described in items 3 and 4 above as shown on plat of Survey Number 961826 prepared by Gremley & Biedermann, Inc. dated July 30, 1996.
6. Encroachment of the pavement located mainly on the land onto the property east and adjoining by approximately 0.20 Feet, as shown on plat of Survey Number 961826 prepared by Gremley & Biedermann, Inc. dated July 30, 1996.
7. Easement for public utilities and drainage as disclosed by plat of Context Industrial Park Unit 242 recorded August 6, 1979 as Document 25085633, over the West 15 feet and the Southeast 15 feet of lot 395.
8. Easement over the West 15 feet and the Southeast 15 feet of lot 395 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 25085633.
9. Rights of way for railroad switch and spur tracks, along the westerly line of the land, as disclosed by Survey Number 961826 prepared by Gremley & Biedermann, Inc. dated July 30, 1996.

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10. Easement for electric service station as disclosed by letter from the Commonwealth Edison Company by Robert D. Slavik, Field Agent, Northern Regional Engineering, dated August 15, 1996 wherein it discloses the existence of an unrecorded electric service station agreement between the Commonwealth Edison Company and Kiefstad Engineering.
11. Easement for gas main system facilities as disclosed by letter from Northern Illinois Gas Company by Victor Mednansky, Senior Real Estate Agent, dated August 14, 1996 and the atlas page attached thereto.
12. Building line as disclosed by plat of Centex Industrial Park Unit 242 recorded August 6, 1974 as Document 25085633 over the North 25 feet of lot 395.
13. Violation of the building line noted above in item 12 by the 4 foot metal overhang by approximately an undisclosed amount, as shown on plat of Survey Number 961826 prepared by Gremley & Biedermann, Inc. dated July 30, 1996.

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