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Document Prepared by and
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DEPT-01 RECORDING \$27.00
7:0012 TRAN 3255 12/03/96 15:08:00
#3877 4 DT *-96-9 14915
COOK COUNTY RECORDER

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 27th day of November, 1996, between CENTERPOINT PROPERTIES CORPORATION a Maryland corporation ("Grantor"), duly authorized to transact business in the State of Illinois, and ENGINEERED ABRASIVES, INC., an Illinois corporation ("Grantee"), whose address is 11631 S. Austin Avenue, Alsip, Illinois 60482, WITNESSETH, Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged and pursuant to authority of its Board of Directors, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all the real estate, situated in the County of Cook and State of Illinois as described in Exhibit "A" (the "Property") 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 Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, that it has not done or suffered to be done anything whereby the Property is or may be in any manner incumbered or charged, except as herein recited; and that the said Property, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, Grantor WILL WARRANT AND DEFEND, subject to the matters set forth in Exhibit "B".

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents the day and year set forth above.

CENTERPOINT PROPERTIES CORPORATION, a Maryland corporation

BOX 333-CTI

By: [Signature]
Its: Vice President and Treasurer
Name: R. O. Kottka

By: [Signature]
Its: CFO
Name: P. S. FISHER

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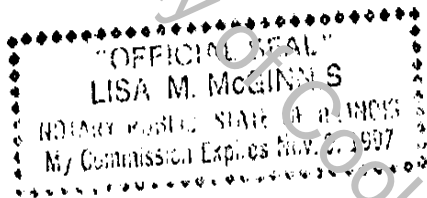
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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Lisa M. McGinnis, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that R.O. Kottka, as Vice President and Treasurer and Paul S. Fisher, as CFO of CenterPoint Properties Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Treasurer and CFO, 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 27th day of November, 1996.



Lisa M. McGinnis

Notary Public

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 12 IN BERG AND ZUIDEMA'S RESUBDIVISION OF LOTS 2, 3, 4 AND 5 IN IPEMA'S FIFTH ALSIP INDUSTRIAL SUBDIVISION OF THE EAST 1/2 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 (EXCEPT THE NORTH 20 ACRES THEREOF) AND (EXCEPT THE SOUTH 10 ACRES THEREOF) IN COOK COUNTY, ILLINOIS

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Address: 11731 S. Mayfield
Worth, Illinois 60482

PIN: 24-20-404-008-0000

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. ACTS BY, THROUGH OR UNDER GRANTEE.
2. TAXES FOR THE YEAR 1996.
3. RIGHTS OF THE PUBLIC AND THE VILLAGE OF ALSIP IN AND TO THE EAST 33 FEET OF LOT 12 AND OTHER PROPERTY AS RESERVED FOR FUTURE STREET ON PLAT OF RESUBDIVISION RECORDED MARCH 25, 1966 AS DOCUMENT 19777979.
4. EASEMENT OVER THE NORTH 6 FEET OF LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT TO OVERHAND AERIAL SERVICE WIRES AND ALSO WITH RIGHT OF ACCESS THERETO, GRANTED TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AUGUST 2, 1966 AS DOCUMENT 199903436.
5. RIGHTS OF THE PUBLIC OR QUASI PUBLIC UTILITIES AS DISCLOSED BY SURVEY MADE BY PROFESSIONALS ASSOCIATED DATED OCTOBER 28, 1996 AS ORDER NUMBER 96-37835 DEPICTING THE FOLLOWING: VALVES, MANHOLES, TELEPHONE BOX, WELL PIPE AND ELECTRIC BOX AND WIRES
6. ENCROACHMENT OF THE PARKING SPACES AND ASPHALT DRIVEWAY ONTO THE EASEMENT NOTED HEREIN AT ITEM 4 AND AS DISCLOSED BY SURVEY MADE BY PROFESSIONALS ASSOCIATED DATED OCTOBER 28, 1996 AS ORDER NUMBER 96-37835.
7. RIGHTS OF THE PUBLIC AND THE VILLAGE OF ALSIP IN AND TO THE EAST 33 FEET OF LOT 12 AND OTHER PROPERTY AS RESERVED FOR FUTURE STREET ON PLAT OF RESUBDIVISION RECORDED MARCH 25, 1966 AS DOCUMENT NUMBER 19777979.

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1997
CO. NO. 118
1 2 3 4 5
6 7 8 9 10
11 12 13 14 15



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC-3'96 DEPT. OF REVENUE

285.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
DEC-3'96
No. 11427
142.50

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