

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

(Illinois)

THIS INDENTURE, made this 27<sup>th</sup> day of December, 1995 between RREEF USA FUND-II, INC., a corporation existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, and The Chicago Trust Company, a corporation existing under and by virtue of the laws of the State of Illinois, whose address is 171 North Clark Street, Chicago, Illinois 60601-3294, as Trustee under the provisions of a Trust Agreement dated the 7th of December, 1995, known as Trust Number 1102241, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, 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 the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See attached Exhibit A

96009163

DEPT-01 RECORDING \$37.00  
 T#0012 TRAN 8535 01/04/96 12:47:00  
 #1196 CG \*-96-009163  
 COOK COUNTY RECORDER

57

Above Space for Recorder's Use Only

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion or reversions, remainder or 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:

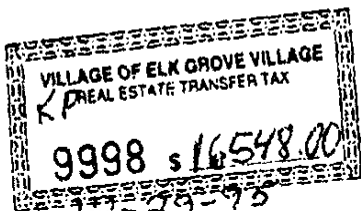
TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the party of the second part, forever.

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, and successors, 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 herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the exceptions set forth on Exhibit B attached hereto.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents at of the day and year first above written.

RREEF USA FUND-II, INC.,  
 a Delaware corporation

96009163



By: [Signature]  
 Name: John R. Turney  
 Title: Vice President

75-84-615, 617, 618 & 620 02 RF(11)000

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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
JAN-1982  
999.00  
PB.10718  
0713311  
COBK 018  
CO. NO. 018

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
JAN-1982  
898.00  
PB.10718  
0713330  
COBK 018  
CO. NO. 018

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
JAN-1982  
999.00  
PB.10718  
071328  
COBK 018  
CO. NO. 018

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
JAN-1982  
898.00  
PB.10685  
071343  
COBK 018  
CO. NO. 018

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
JAN-1982  
999.00  
PB.10718  
071329  
COBK 018  
CO. NO. 018

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
JAN-1982  
519.00  
PB.10685  
246942  
COBK 018  
CO. NO. 018

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This instrument was prepared by:

Alison N. Zirn  
D'Ancona & Pfau  
30 North LaSalle Street, Suite 2900  
Chicago, Illinois 60602

Send Subsequent Tax Bills to:

AMB Industrial Income Fund  
c/o AMB Institutional Realty Advisors  
505 Montgomery Street, 5th Floor  
San Francisco, California 94111  
Attention: Mohammed Barzegar

275940  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP JAN-4'93  
P.O. 11427  
759.00

275941  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP JAN-4'93  
P.O. 11427  
999.00

275942  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP JAN-4'93  
P.O. 11427  
999.00

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STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )

I, LAURA S. JAMES, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John R. Turney, personally known to me to be the Vice President of RREEF USA FUND-II, INC., a Delaware corporation, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27<sup>th</sup> day of December, 1995.

Commission expires March, 1996.

OFFICIAL SEAL  
LAURA S. JAMES  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. MAY 27, 1996

Laura S. James  
Notary Public

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EXHIBIT A  
LEGAL DESCRIPTION

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Permanent Real Estate Number(s): \_\_\_\_\_

Address(es) of real estate: \_\_\_\_\_

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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007584615 D2  
STREET ADDRESS: 1455 Estes, Elk Grove  
CITY: COUNTY: COOK  
TAX NUMBER: 08-34-201-007-0000

### LEGAL DESCRIPTION:

#### PARCEL 1:

LOT 262 IN CENTEX INDUSTRIAL PARK UNIT 146 BEING A SUBDIVISION IN SECTION 34,  
TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

#### PARCEL 2:

NON-EXCLUSIVE UTILITY, SEWER AND DRAINAGE EASEMENTS FOR THE BENEFIT OF PARCEL 1,  
CREATED BY THE PLAT OF SUBDIVISION RECORDED AS DOCUMENTS 21283896, 21183845 AND  
21360549.

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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007584617 D2  
STREET ADDRESS: 1450 Greenleaf, Elk Grove  
CITY: COUNTY: COOK  
TAX NUMBER: 08-34-201-008-0000

### LEGAL DESCRIPTION:

#### PARCEL 1:

LOT 266 IN CENTEX INDUSTRIAL PARK UNIT 150 BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

NON-EXCLUSIVE UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY THE PLATS OF SUBDIVISION RECORDED AS DOCUMENT 21283896, 21183845 AND 21360549.

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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007584618 D2  
STREET ADDRESS: 1500 Greenleaf, Elk Grove  
CITY: COUNTY: COOK  
TAX NUMBER: 08-34-201-009-0000

### LEGAL DESCRIPTION:

#### PARCEL 1:

LOT 267 IN CENTEX INDUSTRIAL PARK UNIT 150 BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

NON-EXCLUSIVE UTILITY, SEWER AND DRAINAGE EASEMENTS FOR THE BENEFIT OF PARCEL 1 CREATED BY RECORDED SUBDIVISION PLATS RECORDED AS DOCUMENTS 21283896, 21183845 AND 21360549.

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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007594620 D2  
STREET ADDRESS: 1281 Arthur, Elk Grove  
CITY: COUNTY: COOK  
TAX NUMBER: 08-34-402-050-0000

### LEGAL DESCRIPTION:

#### PARCEL 1:

LOT 1 IN FOUR COLUMNS RESUBDIVISION IN ELK GROVE VILLAGE, BEING A RESUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ELK GROVE VILLAGE COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT OF SOUTH RESUBDIVISION RECORDED JULY 30, 1980 AS DOCUMENT 25530614, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENT FOR BENEFIT OF PARCEL 1 DATED AUGUST 27, 1980 AND RECORDED AUGUST 29, 1980 AS DOCUMENT 25566450 AND 25566451 FOR 10 FOOT WIDE AND 15 FOOT WIDE UNDERGROUND EASEMENT TO INSTALL PIPES, LINES, WIRES AND CONDUITS TO PROVIDE SEWER, WATER, DRAINAGE, ELECTRICITY, NATURAL GAS, TELEPHONE AND OTHER UTILITIES GRANTED BY CHRYSLER CORPORATION TO LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 102563 UNDER THE FOLLOWING DESCRIBED TRACT:

THAT PART OF LOT 269 IN CENTEX INDUSTRIAL PARK UNIT 151, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 269; THENCE EASTWARD ALONG THE NORTH LINE OF SAID LOT 269, ALSO BEING THE SOUTH LINE OF ARTHUR AVENUE, NORTH 89 DEGREES 30 MINUTES 00 DEGREES EAST, A DISTANCE OF 716.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 3 DEGREES 38 MINUTES 41 SECONDS WEST, A DISTANCE OF 143.38 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.04 FEET; THENCE NORTH 3 DEGREES 38 MINUTES 41 SECONDS EAST, A DISTANCE OF 143.38 FEET TO A POINT ON THE SAID NORTH LINE OF LOT 269; THENCE WESTWARD ALONG THE SAID NORTH LINE, SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.04 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

THAT PART OF LOT 269 IN CENTEX INDUSTRIAL PARK UNIT 151, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 269; THENCE EASTWARD ALONG THE NORTH LINE OF SAID LOT 269, ALSO BEING THE SOUTH LINE OF ARTHUR AVENUE, NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 339.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 112.00 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 31.00 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 41.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF

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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007584620 D2

STREET ADDRESS:

CITY:

COUNTY: COOK

TAX NUMBER: 08-34-402-050-0000

### LEGAL DESCRIPTION:

12.00 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 102.00 FEET TO A POINT ON THE SAID NORTH LINE OF LOT 269; THENCE WESTWARD ALONG THE SAID NORTH LINE, SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

NON-EXCLUSIVE UTILITY, DRAINAGE, SEWER AND WATER AND RAILROAD SIDING EASEMENTS FOR THE BENEFIT OF PARCEL 1 CREATED BY THE PLATS OF SUBDIVISION RECORDED AS DOCUMENTS 25530614 AND 21360549.

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## EXHIBIT PERMITTED EXCEPTIONS

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6.

TAXES FOR THE YEAR 1995.  
1995 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 08-34-201-007-0000.

NOTE: 1994 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$48,598.28 IS PAID.

NOTE: 1994 FINAL INSTALLMENT AMOUNTING TO \$51,930.35 IS PAID.

I 7. A 25 FOOT BUILDING LINE OVER THE NORTH LINE OF LAND AS SHOWN ON PLAT OF  
CENTEX INDUSTRIAL PARK UNIT 146 RECORDED JUNE 15, 1970 AS DOCUMENT 21183845.

J 8. EASEMENT FOR PUBLIC UTILITIES, SEWER, WATER AND DRAINAGE OVER THE NORTH 25  
FEET OF THE LAND AS SHOWN ON PLAT OF SUBDIVISION AFORESAID.

K 9. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE OVER THE SOUTH 15 FEET AND THE  
WEST 15 FEET OF THE SOUTH 75.39 FEET OF THE LAND AS SHOWN ON PLAT OF  
SUBDIVISION AFORESAID.

P 10. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, THE COMMONWEALTH EDISON

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COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 21183845, AFFECTING THE THE NORTH 25 FEET, SOUTH 15 FEET AND THE WEST 15 FEET OF THE SOUTH 75.39 FEET OF THE LAND.

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AB 11. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES, AS SHOWN ON THE RENT ROLL, AS FOLLOWS:

AMERICAN SUZUKI MOTOR CORP.

AC 12. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

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TAXES FOR THE YEAR 1995.  
1995 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 08-34-201-008-0000.

NOTE: 1994 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$21,606.48 IS PAID.

NOTE: 1994 FINAL INSTALLMENT AMOUNTING TO \$33,344.23 IS PAID.

7. A 25 FOOT BUILDING LINE OVER THE SOUTH LINE OF LAND AS SHOWN ON PLAT OF CENTEX INDUSTRIAL PARK UNIT 150 RECORDED OCTOBER 6, 1970 AS DOCUMENT 21283896.
8. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE OVER THE NORTH 15 FEET AND THE WEST 15 FEET OF THE LAND AS SHOWN ON PLAT OF SUBDIVISION AFORESAID.
9. EASEMENT FOR PUBLIC UTILITIES, SEWER AND DRAINAGE OVER THE SOUTH 25 FEET OF THE LAND AS SHOWN ON PLAT OF SUBDIVISION AFORESAID.
10. EASEMENT OVER THE EAST 10 FEET OF THE LAND FOR COMMON DRIVEWAY AS SHOWN ON PLAT OF SUBDIVISION AFORESAID.

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P 11. DECLARATION OF RECIPROCAL EASEMENT DATED DECEMBER 4, 1970 AND RECORDED DECEMBER 9, 1970 AS DOCUMENT 21338705 BETWEEN LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 13, 1970 AND KNOWN AS TRUST NUMBER 41403 AND LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 13, 1970 AND KNOWN AS TRUST NUMBER 41402 RELATING TO ESTABLISHMENT OF A 20 FEET DRIVEWAY EASEMENT FOR INGRESS AND EGRESS, THE MIDDLE LINE OF WHICH IS THE BOUNDARY LINE BETWEEN THE LAND AND LOT 267 ADJOINING, AND ALSO RELATING TO REPAIRS AND MAINTENANCE OF SAID DRIVEWAY.

(AFFECTS THE EAST LINE OF THE LAND).

Q 12. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 21283896, AFFECTING THE NORTH 15 FEET AND THE SOUTH 25 FEET OF THE LAND.

AS 13. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES, AS SHOWN ON THE RENT ROLL, AS FOLLOWS.

WEB TOOL AND MANUFACTURING.

AD 14. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

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TAXES FOR THE YEAR 1995.  
1995 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 08-34-201-009-0000

NOTE: 1994 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$10,157.58 IS PAID.

NOTE: 1994 FINAL INSTALLMENT AMOUNTING TO \$40,721.27 IS PAID.

7. A 25 FOOT BUILDING LINE OVER THE SOUTH LINE OF LAND AS SHOWN ON PLAT OF CENTEX INDUSTRIAL PARK UNIT 150 RECORDED OCTOBER 6, 1970 AS DOCUMENT 21283896.
8. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE OVER THE NORTH 15 FEET OF THE LAND AS SHOWN ON PLAT OF SUBDIVISION AFORESAID.
9. EASEMENT FOR PUBLIC UTILITIES, SEWER AND DRAINAGE OVER THE SOUTH 25 FEET OF THE LAND AS SHOWN ON PLAT OF SUBDIVISION AFORESAID.
10. EASEMENT OVER THE EAST AND WEST 10 FEET OF THE LAND FOR COMMON DRIVEWAY AS SHOWN ON PLAT OF SUBDIVISION AFORESAID.

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11. DECLARATION OF RECIPROCAL EASEMENT DATED DECEMBER 4, 1970 AND RECORDED DECEMBER 9, 1970 AS DOCUMENT 21338705 BETWEEN LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 13, 1970 AND KNOWN AS TRUST NUMBER 41403 AND LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 13, 1970 AND KNOWN AS TRUST NUMBER 41402 RELATING TO ESTABLISHMENT OF A 20 FEET DRIVEWAY EASEMENT FOR INGRESS AND EGRESS, THE MIDDLE LINE OF WHICH IS THE BOUNDARY LINE BETWEEN THE LAND AND LOT 266 ADJOINING, AND ALSO RELATING TO REPAIRS AND MAINTENANCE AND USE OF SAID DRIVEWAY.

(AFFECTS THE WEST 10 FEET OF THE LAND).

12. DECLARATION OF RECIPROCAL EASEMENT DATED DECEMBER 4, 1970 AND RECORDED DECEMBER 9, 1970 AS DOCUMENT 21338706 BETWEEN LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 13, 1970 AND KNOWN AS TRUST NUMBER 41403 AND LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 13, 1970 AND KNOWN AS TRUST NUMBER 41404 RELATING TO ESTABLISHMENT OF A 20 FEET DRIVEWAY EASEMENT FOR INGRESS AND EGRESS, THE MIDDLE LINE OF WHICH IS THE BOUNDARY LINE BETWEEN THE LAND AND LOT 268 ADJOINING, AND ALSO RELATING TO REPAIRS AND MAINTENANCE AND USE OF SAID DRIVEWAY.

(AFFECTS THE EAST 10 FEET OF THE LAND).

13. ENCROACHMENT OF BUILDING LOCATED ON THE LAND OVER THE 25 FOOT BUILDING LINE AND EASEMENT AREA ALONG THE SOUTH LOT LINE BY ABOUT 0.22 FEET AS DISCLOSED BY SURVEY OF GREMLEY AND BIEDERMAN DATED DECEMBER 9, 1970, ORDER NO. 702045.

14. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 21283896, AFFECTING THE NORTH 15 FEET AND THE SOUTH 25 FEET OF THE LAND.

15. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES, AS SHOWN ON THE RENT ROLL, AS FOLLOWS:

UNISTRUT CORPORATION.

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6.

TAXES FOR THE YEAR 1995.  
1995 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 08-34-402-050-0000.

NOTE: 1994 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$29,159.06 IS PAID.

NOTE: 1994 FINAL INSTALLMENT AMOUNTING TO \$31,158.27 IS PAID.

7. A 25 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF CENTEX INDUSTRIAL PARK UNIT 151 RECORDED JANUARY 7, 1971 AS DOCUMENT 21360549 OVER THE FOLLOWING:

THE NORTH LINE OF THE LAND.

8. PUBLIC UTILITIES AND DRAINAGE EASEMENT OVER THE WEST 15 FEET OF THE LAND AND THE NORTH 15 FEET OF THE SOUTHEASTERLY 37.50 FEET OF THE LAND AS SHOWN ON PLAT OF RESUBDIVISION RECORDED AS DOCUMENT 25530614.

9. EASEMENT FOR DRAINAGE OVER THE SOUTHEASTERLY 15 FEET AND WEST 15 FEET AND FOR SEWER, WATER, AND DRAINAGE OVER THE NORTH 25 FEET OF THE LAND AS SHOWN ON PLAT OF SUBDIVISION RECORDED JANUARY 7, 1971 AS DOCUMENT 21360549 AND ON

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10. 12.5 FOOT RAILROAD SIDING EASEMENT OVER THE SOUTHEASTERLY LINE OF THE LAND, AS SHOWN ON PLAT OF SUBDIVISION RECORDED JULY 30, 1980 AS DOCUMENT 25530614.
11. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 25530614 AND 25530614, AFFECTING THE SOUTHEASTERLY 15 FEET AND WEST 15 FEET, AND NORTH 25 FEET OF THE LAND.
12. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES, AS SHOWN ON THE RENT ROLL, AS FOLLOWS:
- CHICAGO NAME PLATE CO.
13. (A) TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 AND 3 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.
- (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

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