

1668620 02-28-97

(b)

SPECIAL WARRANTY DEED

THE STATE OF CALIFORNIA §
COUNTY OF SAN FRANCISCO §
KNOW ALL MEN BY THESE PRESENTS:

THAT, MERIDIAN POINT REALTY TRUST VIII CO., a Missouri Corporation who acquired title as Sierra Capital Realty Trust VIII Co., a Missouri corporation (hereinafter called "Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by CENTERPOINT PROPERTIES CORPORATION, a Maryland corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, CONVEYED AND WARRANTED, and by these presents does GRANT, BARGAIN, SELL, CONVEY AND WARRANT unto the said Grantee, all that certain lot, tract or parcel of land, together with all improvements thereon, lying and being situated in the County of Cook and State of Illinois described on Exhibit A attached hereto, together with all rights and appurtenances belonging or appertaining, and all rights, titles and interests of Grantor in and to any and all roads, easements, streets and ways within, adjacent or contiguous thereto (hereinafter collectively referred to as the "Project").

This conveyance is subject to the valid and subsisting easements, restrictions, covenants, conditions and outstanding mineral and royalty interests affecting the Project and described on Exhibit B attached hereto.

TO HAVE AND TO HOLD the Project, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its heirs, executors, legal representatives, successors and assigns forever; and Grantor does hereby bind itself, its heirs, executors, legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND, all and singular the Project unto the said Grantee, its heirs, executors, legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

190553/1

VILLAGE OF BEDFORD PARK
\$50.00
REAL ESTATE TRANSFER

BUX 300-011

UNOFFICIAL COPY

97765790

REAL ESTATE INVESTMENT TAX
REVENUE
STATE OF ILLINOIS
938.00

Grantee's address is:
 Sterling Logistics Real Estate Investment Corporation
 6755 South Sayre Avenue
 Bedford Park, Illinois 60638

Current taxes on the Project have been prorated and payment thereof is assumed by Grantee.

EXECUTED this ^{30th} 23rd day of September, 1997.

Meridian Point Realty Trust, VIII Co.,
 a Missouri corporation

By: Michael Gilbert
 Name: Michael Gilbert
 Title: Vice President

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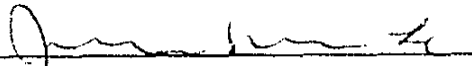
STATE OF ILLINOIS
REAL ESTATE INVESTMENT TAX
REVENUE
938.00

Property of Cook County Clerk's Office

STATE OF CALIFORNIA)
) SS
COUNTY OF SAN FRANCISCO)

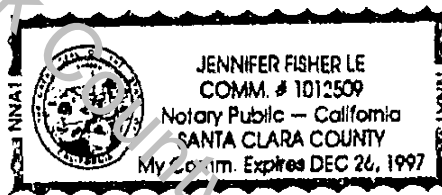
On September 30, 1997 before me personally appeared Michael Gilbert personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as Vice President of Meridian Point Realty Trust VIII Co., a Missouri corporation, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public

My Commission Expires: 12/26/97
[AFFIX NOTARIAL SEAL]

PREPARED BY:
Michael D. Miselman, Esq.
D'Ancona & Pflaum
30 N. LaSalle Street, Suite 2900
Chicago, Illinois 60602



AFTER RECORDING RETURN TO:
~~Miles Harris, Esq.~~
~~Harris & Harris~~
~~1301 W. 22nd Street, Suite 914~~
~~Oak Brook, Illinois 60521~~

Katy, Ronald & Winberg
333 W. Wacker Dr. #1800
Chicago, Ill. 60601
Attn: Amy Kozowski

EXHIBIT A

LEGAL DESCRIPTION

THE EAST 534 FEET OF THE WEST 1047 FEET OF LOT 14 IN BEDFORD INDUSTRIAL PARK, BEING A SUBDIVISION OF PARTS OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1971 AS DOCUMENT 21573204, IN COOK COUNTY, ILLINOIS.

Address of Property: 6755 South Sayre Avenue, Bedford Park, Illinois 60638

Permanent Real Estate Tax Index No.: 19-19-301-012

**EXHIBIT B
PERMITTED EXCEPTIONS**

1. GENERAL REAL ESTATE TAXES NOT YET DUE OR PAYABLE.
2. UTILITY AND DRAINAGE RIGHTS GRANTED TO THE VILLAGE OF BEDFORD PARK, ILLINOIS AS SET FORTH IN PLAT OF SUBDIVISION RECORDED AUGUST 5, 1971 AS DOCUMENT 21573206.
3. PUBLIC UTILITIES EASEMENT RESERVED AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY AS SHOWN ON PLAT OF BEDFORD INDUSTRIAL PARK SUBDIVISION RECORDED AUGUST 5, 1971 AS DOCUMENT 21573206 ALONG THE NORTH 15 FEET OF THE LAND.
4. A 25 FOOT EASEMENT ALONG THE SOUTH LINE OF LOT 14 FOR SEWERS AS SHOWN ON PLAT RECORDED AUGUST 5, 1971 AS DOCUMENT 21573206.
5. EASEMENT OVER THE EAST 15 FEET 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 5, 1971 AS DOCUMENT 21573206.
6. EASEMENT IN FAVOR OF THE PEOPLE GAS, LIGHT AND COKE COMPANY, A CORPORATION OF ILLINOIS, AND ITS 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 GRANT RECORDED MARCH 2, 1973 AS DOCUMENT 22237798, AFFECTING THE WEST 33 FEET OF THE LAND.
7. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS, AND ITS 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 GRANT RECORDED JULY 23, 1976 AS DOCUMENT 23571238, AFFECTING THE EAST 5 FEET OF THE LAND.

- 8: RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS OVER THE NORTHERLY PORTION OF THE LAND, AS SHOWN ON SURVEY DATED JUNE 16, 1975, RESURVEYED OCTOBER 25, 1978 AND AUGUST 1985 BY B.A. FENGER AND AS DISCLOSED BY DEED RECORDED AUGUST 29, 1985 AS DOCUMENT 85168890 AND SUBSEQUENT DEEDS.

Property of Cook County Clerk's Office