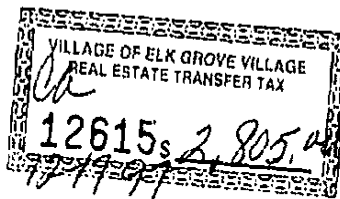


1601133 02 JK

SPECIAL WARRANTY DEED

FM LINCOLN, INC., a Pennsylvania corporation, (hereinafter called "Grantor"), in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by SECURITY CAPITAL INDUSTRIAL TRUST, a Maryland Real Estate Investment Trust, (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, by these presents does hereby GRANT, BARGAIN AND SELL unto Grantee, all of Grantor's right, title and interest in and to the real property located in Cook County, Illinois, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, together with (i) all and singular, all of Grantor's right, title and interest in and to all rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining thereto, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easements and rights-of-way, (ii) all of Grantor's right, title and interest in and to any and all improvements and buildings located on the real property and (iii) all of Grantor's right, title and interest in and to any and all Fixtures affixed or attached to, or situated upon, or acquired or used in connection therewith (the real property, together with the rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the "Property"), subject to, however, those exceptions and encumbrances set forth on Exhibit "B" attached hereto and made a part hereof for all purposes (the exceptions and encumbrances being called the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns FOREVER, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, its successors and assigns, against every person



BOX 333-CTI

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whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

GRANTOR:

FM LINCOLN, INC.
a Pennsylvania corporation

By: James W. Kelican, Jr.
Print: James W. Kelican, Jr
Its: Vice President

Date of Execution: December 16, 1997

STATE OF Penn
COUNTY OF Allegheny SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James W. Kelican, Jr. personally known to me to be the Vice President of FM LINCOLN, INC., a Pennsylvania 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 Vice President, he signed, sealed and delivered said instrument as Vice President of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their 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 16 day of December, 1997.

James W. Kelican, Jr.
Notary Public

JAMES W. KELICAN, JR.
My Commission Expires: _____

This Instrument Prepared By:
Gerald M. Offutt, P.C.
McDermott, Will & Emery
227 West Monroe Street
Chicago, IL 60606-5096

After Recording Return To:
Thomas G. Eastman
Mayer Brown & Platt
190 S. LaSalle Street
Chicago, Illinois 60603

Address of Grantee and Send subsequent Tax Bills To:
100 Division St., Suite 101
Bensenville, IL 60106

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 1 IN KURGAN'S RESUBDIVISION OF THE SOUTH 206 FEET (AS MEASURED ALONG THE WEST LINE THEREOF) OF LOT 22 (EXCEPT THE EAST 12 FEET THEREOF) IN CENTEX INDUSTRIAL PARK UNIT NUMBER 5, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED JULY 5, 1979 AS DOCUMENT LR3102350, IN COOK COUNTY, ILLINOIS.

Common Address: 2550 Lunt Avenue
Elk Grove Village, Illinois

Permanent Index Number: 08-35-202-046-0000

COOK COUNTY

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

NO. 16776 DEC 19 1997 DEPT. OF REVENUE 935.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP DEC 15 '97 467.50

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. General real estate taxes for the year 1997 and subsequent years.
2. Easement over and upon the West 15 feet and the South 25 feet of the land for purpose of installing and maintaining all equipment necessary for the purpose of serving the Subdivision and other property with telephone and electric service wires filed as Document 3102350.
3. Easement for Public Utilities and Drainage as shown on the Plat of Kurgan's Resubdivision filed as Document 3102350.
4. Easement over the West 15 feet of the land for the purpose of installing and maintaining all equipment necessary to serve the Subdivision and other land with Gas Service filed July 5, 1979 as Document 3102350.
5. 25 foot Building Line on the East and South line of the land as shown on the Plat of Kurgan's Resubdivision filed July 5, 1979 as Document 3102350.

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