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2001-09-04 15:02:51

Cook County Recorder 29.00

793846 & PZC

**SPECIAL  
WARRANTY  
DEED**

**(Illinois)**



(Recorder's Stamp)

THIS SPECIAL WARRANTY DEED is made as of the 24th day of August, 2001, by ProLogis Trust, a Maryland real estate investment trust (the "Grantor"), having an address of 14100 East 35<sup>th</sup> Place, Aurora, Colorado 80011, to NAWC Realty, LLC, an Illinois limited liability company (the "Grantee"), having an address of 6800 W. 68<sup>th</sup> Street, Bedford Park, Illinois 60638.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, and pursuant to proper authority, hereby GRANTS, BARGAINS, AND SELLS unto Grantee and its successors, heirs and assigns, all right, title and interest of Grantor in the following described property (collectively the "Property"): 5

1. The real property described on Exhibit A attached hereto and made a part hereof (the "Land");
2. All buildings, fixtures, structures, parking areas, landscaping and other improvements on the Land;
3. All and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in any matter appertaining to such Land, including any and all mineral rights, development rights, water rights and the like; and
4. All right, title and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such Land.

TO HAVE AND TO HOLD the Property in fee simple unto Grantee and its successors, heirs and assigns, forever.

**BOX 333-CTI**

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COOK COUNTY CLERK'S OFFICE

2025

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AND Grantor hereby covenants with Grantee, and its successors, heirs and assigns, that Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the exceptions listed on Exhibit B attached hereto.

IN WITNESS WHEREOF, said Grantor has caused this Special Warranty Deed to be duly executed and delivered by its duly authorized officer, as of the day and year first above written.


## GRANTOR:

PROLOGIS TRUST, a Maryland real estate investment trust

By: Stephen K. Schutte  
Stephen K. Schutte  
Vice President

THIS INSTRUMENT WAS PREPARED BY  
AND AFTER RECORDING RETURN TO:

Stephen Miller  
Michael Best and Friedrich  
401 N. Michigan Avenue  
Suite 1900  
Chicago, Illinois 60611

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	SEP.-4.01	0525000
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 102808

# 0000074391


SEND SUBSEQUENT TAX BILLS TO:

NAWC Realty, LLC  
6800 W. 68<sup>th</sup> Street  
Bedford Park, Illinois 60638

VILLAGE OF BEDFORD PARK  
\$50.00  
REAL ESTATE TRANSFER TAX

S:\LEGAL\Schutte\Forms\SpecialDeed.wpd

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COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	SEP.-4.01	02625.00
REVENUE STAMP		FP 102802

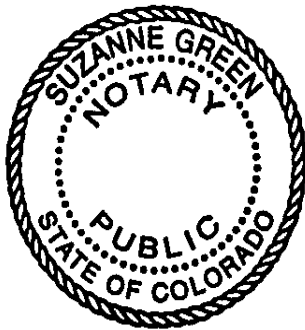
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STATE OF COLORADO    )  
                                  ) SS.  
COUNTY OF ADAMS    )

I, Suzanne Green, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stephen K. Schutte personally known to me to be the Vice President of ProLogis Trust, a Maryland real estate investment trust, 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 acknowledged that as such Vice President, he/she signed and delivered the said instrument, pursuant to authority, given by said Trust as his/her free and voluntary act, and as the free and voluntary act of said Trust, for the uses and purposes therein set forth.

Given under my hand and official seal this 23<sup>RD</sup> day of August, 2001.



My Commission Expires 02/07/2005

Suzanne Green  
Notary Public

My commission expires:

02/07/2005

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Property of Cook County



NOTARY PUBLIC STATE OF COLORADO

Office

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## EXHIBIT A

STREET ADDRESS: 6800 WEST 68TH STREET  
CITY: BEDFORD PARK COUNTY: COOK  
TAX NUMBER: 19-19-301-013-0000

### LEGAL DESCRIPTION:

LOT 14 (EXCEPT THE EAST 621.33 FEET THEREOF, AS MEASURED AT RIGHT ANGLE TO THE EAST LINE THEREOF, AND ALSO EXCEPTING THE WEST 1047.0 FEET OF SAID LOT) 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, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

## Permitted Exceptions

UTILITY AND DRAINAGE RIGHTS GRANTED TO THE VILLAGE OF BEDFORD PARK AS SET FORTH IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT 21573206

PUBLIC UTILITIES EASEMENT OVER THE NORTH AND EAST 15 FEET AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT 21573206

25 FOOT EASEMENT ALONG THE SOUTH LINE OF LOT 14 FOR SEWERS AS SHOWN ON AFORESAID PLAT OF SUBDIVISION

EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON 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. 21573206, AFFECTING THE NORTH 15 FEET OF THE LAND.

EASEMENT IN FAVOR OF THE CHICAGO NATIONAL STOCK YARDS RECORDED AS DOCUMENT 1546584 TO LAY DOWN, PERPETUALLY OPERATE, REPAIR, REPLACE AND MAINTAIN A SEWER UPON A STRIP OF LAND 33 FEET SIDE ALONG THE NORTHSIDE OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19 EXCEPT SUCH PART OF SAID STRIP AS HAD HERETOFORE BEEN CONVEYED TO THE CHICAGO UNION TRANSFER RAILWAY COMPANY TOGETHER WITH RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN CONNECTIONS, MANHOLES AND OTHER APURTENANCES TO SUCH SEWER

EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON 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 GRANT RECORDED/FILED AS DOCUMENT NO. 23571237, AFFECTING THE EAST 5 FEET OF THE WEST 105.2 FEET OF LOT 14 OF THE LAND.

DECLARATION AND GRANT OF SPUR TRACK EASEMENT IN FAVOR OF J. WILLIAM MARRIOT, ROBERT L. STOVALL AND J. WILLIAMS AND COMPANY INC RECORDED AS DOCUMENT NUMBER 25857286 OVER THE FOLLOWING DESCRIBED LAND:  
BEGINNING AT THE NORTHWEST CORNER OF THE EAST 621.33 FEET OF LOT 14 THENCE SOUTH ON THE WEST LINE OF SAID EAST 621.33 FEET A DISTNACE OF 25 FEET;  
THENCE NORTHWESTERLY TO A POINT IN THE NORTHERLY LINE OF SAID LOT SAID POINT BEING 120 FEET NORTHWESTERLY OF THE POINT OF BEGINNING, THENCE SOUTHEASTERLY ON SAID NORTHERLY LINE, 120 FEET TO THE POINT OF BEGINNING.  
AND THE TERMS AND CONDITIONS SET FORTH THEREIN.

THE FOLLOWING MATTERS DISCLOSED BY THE SURVEY BY JACOB & HEFNER ASSOCIATES, S.M. P.C., DATED JULY 24, 2001, NO. C659:

1. APPARENT EASEMENT FOR SWITCH TRACKS OVER THE NORTHEAST CORNER OF THE LAND.
2. ENCROACHMENT OF OVERHEAD WIRE ONTO THE WEST SIDE OF THE LAND.

RIGHTS OF NORTH AMERICAN WAREHOUSING COMPANY, AS TENANT ONLY, UNDER AN UNRECORDED LEASE.

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