

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:

Milos Markovic, Esq.  
Mayer Brown Rowe & Maw LLP  
71 South Wacker Drive  
Chicago, IL 60610

SEND TAX BILLS TO:

Jim Crowley  
Crane & Norcross  
2 North LaSalle St., Room 900  
Chicago, IL 60602



Doc#: 0632034089 Fee: \$34.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/16/2006 01:30 PM Pg: 1 of 6

THIS SPACE FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED (Illinois)

THIS SPECIAL WARRANTY DEED is made as of the 30<sup>th</sup> day of October, 2006, by **PROLOGIS**, a Maryland real estate investment trust, formerly known as Security Capital Industrial Trust, a Maryland real estate investment trust (the "Grantor"), having an address of 4545 Airport Way, Denver, Colorado 80238, to **PROLOGIS FIRST US PROPERTIES LP**, a Delaware limited partnership (the "Grantee"), having an address of 4545 Airport Way, Denver, Colorado 80238.

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"): 6

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.

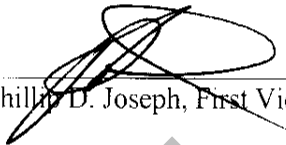
AND Grantor hereby covenants with Grantee, and its successors, heirs and assigns, that Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to, all matters of record, taxes and assessments not yet due and payable, all matters which a survey of the property would disclose and all rights or claims of parties in possession, as tenants only, under unrecorded leases.

# UNOFFICIAL COPY

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

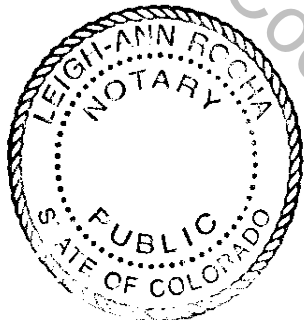
**GRANTOR:**

PROLOGIS,  
a Maryland real estate investment trust


  
Phillip D. Joseph, First Vice President

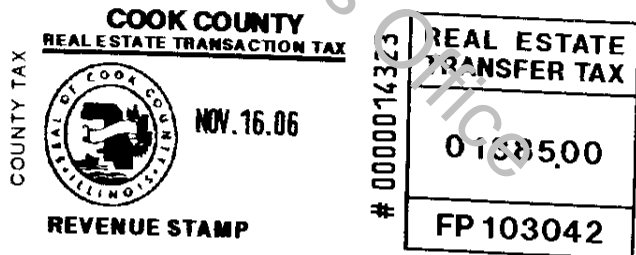
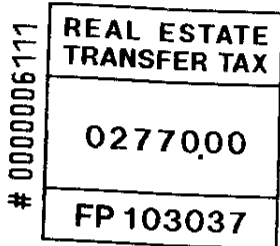
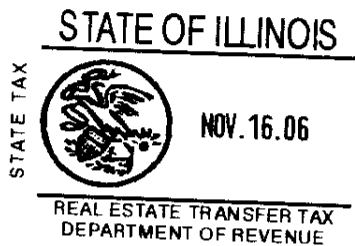
STATE OF COLORADO       §  
  §  
COUNTY OF DENVER       §

This instrument was acknowledged before me on this the 30 day of October, 2006, by Phillip D. Joseph, First Vice President of PROLOGIS, a Maryland real estate investment trust.



Notary Public in and for the  
State of Colorado

Name:   
My Commission Expires: 04/07/2009




# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

PIN: 18-25-313-023-0000

Property of Cook County Clerk's Office

A large, stylized signature or scribble in black ink, consisting of several overlapping loops and curves, is positioned diagonally across the center of the page. It partially overlaps the diagonal watermark text.

# UNOFFICIAL COPY

## BRIDGEVIEW DISTRIBUTION CENTER #3: 7723 South 78<sup>th</sup> Avenue

### PARCEL 1:

LOT 3, CHICAGOLAND DISTRIBUTION CENTER RESUBDIVISION, VILLAGE OF BRIDGEVIEW, COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE S89 DEGREES 50'11"E, 406.50 FEET; THENCE S00 DEGREES 00'00"W, 425.78 FEET; THENCE S90 DEGREES 00'00"W, 406.50 FEET; THENCE N00 DEGREES 00'00"E, 426.94 FEET TO THE POINT OF BEGINNING.

CONTAINED WITHIN SAID BOUNDS 173,316 SQUARE FEET OR 3.9788 ACRES.

### PARCEL 2

NON-EXCLUSIVE EASEMENT AND RIGHT TO INSTALL AND MAINTAIN RAILROAD SPUR TRACKS FOR THE BENEFIT OF LOTS 1, 2 AND 3 CREATED BY A CERTAIN INSTRUMENT BY AND BETWEEN ILIKON CORPORATION AND DISTRIBUTION CENTERS, INC., RECORDED ON DECEMBER 26, 1973 AS DOCUMENT 22579762, IN COOK COUNTY, ILLINOIS, OVER THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF THE EAST 33 FEET OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 (BEING ALSO THE WEST LINE OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY) AT A POINT 422.37 FEET NORTH FROM THE SOUTH LINE OF SAID SOUTHWEST 1/4; AND RUNNING THENCE SOUTH ALONG SAID WEST LINE OF EAST 33 FEET, A DISTANCE OF 143.23 FEET; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 131.55 FEET TO A POINT WHICH IS 51.32 FEET WEST OF THE EAST LINE AND 409.48 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX EASTERLY, TANGENT TO THE LAST DESCRIBED STRAIGHT LINE, AND HAVING A RADIUS OF 706.78 FEET, A DISTANCE OF 140.65 FEET TO A POINT WHICH IS 84.58 FEET WEST OF THE EAST LINE AND 545.84 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, TANGENT TO LAST DESCRIBED ARC OF A CIRCLE, A DISTANCE OF 19.24 FEET TO A POINT WHICH IS 90.97 FEET WEST OF THE EAST LINE AND 563.98 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE CONTINUING NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX NORTHEASTERLY TANGENT TO THE LAST DESCRIBED STRAIGHT LINE AND HAVING A RADIUS OF 314.74 FEET, A DISTANCE OF 25.82 FEET TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 100.53 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 43.26 FEET TO A POINT WHICH IS 631.18 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE CONVEX NORTHEASTERLY, HAVING A RADIUS OF 334.74 FEET, A DISTANCE OF 67.04 FEET TO A POINT WHICH IS 72.10 FEET WEST OF THE EAST LINE AND 570.65 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE TANGENT TO LAST DESCRIBED ARC OF A CIRCLE, A DISTANCE OF 19.24 FEET TO A POINT WHICH IS 65.71 FEET WEST OF THE EAST LINE AND 532.52 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE CONTINUING SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE CONVEX EASTERLY, TANGENT TO LAST DESCRIBED STRAIGHT LINE AND HAVING A RADIUS OF 726.78 FEET A DISTANCE OF 134.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY PLAT OF CHICAGOLAND DISTRIBUTION CENTER RESUBDIVISION RECORDED APRIL 9, 1980 AS DOCUMENT 25418759 OVER THE EAST 45 FEET OF LOT 4 IN CHICAGOLAND DISTRIBUTION CENTER RESUBDIVISION, BEING A RESUBDIVISION OF LOTS A, B, D AND E IN CHICAGOLAND DISTRIBUTION CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

### Permitted Exceptions

All of those exceptions set forth in Schedule B to the Chicago Title Insurance Company  
Commitment No. 8336904

Property of Cook County Clerk's Office