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THIS DOCUMENT WAS
PREPARED BY AND
AFTER RECORDING
RETURN TO:



Doc#: 1030933098 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/05/2010 11:24 AM Pg: 1 of 8

The Inland Real Estate Group, Inc.
2901 Butterfield Road
Oak Brook, IL 60523
Attention: Peter L. Harsy

[This space reserved for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 29th day of October, 2010, by FILTRAN LLC, a Delaware limited liability company (the "Grantor"), having an office at 875 Seegers Road, Des Plaines, Illinois 60016, to INLAND OPPORTUNITY DES PLAINES SEEGER, L.L.C., a Delaware limited liability company (the "Grantee"), having an office at 2901 Butterfield Road, Oak Brook, Illinois 60523.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook and State of Illinois commonly known as 875 Seegers Road, Des Plaines, Illinois and legally described on **Exhibit A** attached hereto and made a part hereof together (the "Real Estate") with the building structures, fixtures, and other improvements located on the Real Estate, excluding any Filtran Trade Fixtures and Equipment (defined below) which are deemed to be fixtures (the "Property"), and subject only to those matters described on **Exhibit B** attached hereto and made a part hereof (the "Permitted Exceptions").

"Filtran Trade Fixtures and Equipment" shall mean all trade fixtures, furniture, equipment, machinery, inventory and all other personal property (whether tangible or intangible) used for Grantor's specific industrial manufacturing, warehousing and office uses at the Real Estate, whether now or hereafter acquired, including, without limitation, all racking, pallet inverters and other material handling equipment, cranes, craneways, stretch wrap machines, compactors, scales, air compressors (other than those forming part of the fire safety systems), hoists and battery chargers, generators, radio frequency equipment, computer systems, phone systems, routers and servers and other related equipment installed or located in the building located on the Real Estate.

Box 400-CTCC

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TO HAVE AND TO HOLD the Property subject only to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT AND FOREVER DEFEND** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

[Signature Page Follows]

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10
25
10


REAL ESTATE TRANSFER TAX
 NO. **52181**
\$75 \$EEGERS
 CITY OF DES PLAINES

STATE TAX

STATE OF ILLINOIS

NOV.-3.10



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

05200.00


0000000910

FP 103024

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

NOV.-3.10



REVENUE STAMP

REAL ESTATE TRANSFER TAX

02600.00

0000000919

FP 103022

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.

GRANTOR:

FILTRAN LLC, a Delaware limited liability company

By: [Signature]
Name: John E. Udell/OPEN
Title: VP

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that JOHN E. UDELL/OPEN, as VP of **FILTRAN LLC**, a Delaware limited liability company (the "Grantor"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such VP, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 25th day of October, 2010.

Carol L. Smith
Notary Public: CAROL L. SMITH

Commission Expiration:
9-1-2013



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Exhibit A to Special Warranty Deed

Legal Description

PARCEL 1:

THAT PART OF LOT "A" IN BENJAMIN CONSOLIDATION OF PART OF THE NORTHWEST 1/4 OF SECTION 17 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1922 AS DOCUMENT NUMBER 7455426, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF SEEGRS ROAD (ALSO KNOWN AS ELK GROVE ROAD) BEING THE NORTH LINE OF THE SAID NORTHWEST 1/4 OF SECTION 17, 351.0 FEET EAST OF THE NORTHWEST CORNER OF THE SAID NORTHWEST 1/4 OF SECTION 17; THENCE SOUTH ALONG A LINE DRAWN PARALLEL WITH THE WEST LINE OF THE SAID NORTHWEST 1/4 OF SECTION 17, A DISTANCE OF 452.95 FEET TO AN INTERSECTION WITH A LINE 8.5 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTER LINE OF EXISTING SWITCH TRACK; THENCE SOUTHEASTERLY ALONG THE SAID LINE, 8.5 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SAID CENTER LINE OF SWITCH TRACK, BEING THE ARC OF A CURVED LINE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 718.65 FEET FOR A DISTANCE OF 130.32 FEET, THE CHORD OF SAID ARC BEING A LINE FORMING AN ANGLE OF 113 DEGREES 06 MINUTES 55 SECONDS, FROM NORTH TO SOUTHEAST WITH THE SAID LINE PARALLEL WITH THE WEST LINE OF THE SAID NORTHWEST 1/4 OF SECTION 17; THENCE SOUTHEASTERLY ON A LINE TANGENT TO THE SAID LAST DESCRIBED CURVED LINE AND FORMING AN ANGLE OF 5 DEGREES 11 MINUTES 42 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE SAID LAST DESCRIBED CHORD, A DISTANCE OF 49.63 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 704.47 FEET, A DISTANCE OF 430.33 FEET, AS MEASURED ON THE SAID ARC, TO A POINT OF TANGENCY 359.15 FEET WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILROAD ON A LINE FORMING AN ANGLE WITH SAID WESTERLY RIGHT-OF-WAY LINE 82 DEGREES 13 MINUTES FROM NORTH TO WEST FROM A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE WHICH IS 620.32 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 17; THENCE EASTERLY ON SAID LINE TANGENT TO THE LAST DESCRIBED CURVED LINE A DISTANCE OF 55.41 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVED LINE, TANGENT TO THE LAST DESCRIBED LINE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 406.9 FEET, FOR A DISTANCE OF 375.37 FEET, AS MEASURED ON THE ARC OF SAID CURVE, TO AN INTERSECTION WITH THE WESTERLY LINE OF THE MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILROAD RIGHT-OF-WAY; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF SAID RIGHT-OF-WAY 782.72 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 17; THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF LYING WESTERLY OF A LINE DRAWN 335.00 FEET (AS MEASURED PERPENDICULARLY) WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILROAD, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT "A" IN BENJAMIN CONSOLIDATION OF PART OF THE NORTHWEST 1/4 OF SECTION 17 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18 TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT

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THEREOF RECORDED APRIL 7, 1922 AS DOCUMENT NUMBER 7455426, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF SEEGER'S ROAD (ALSO KNOWN AS ELK GROVE ROAD) BEING THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 17, 351.0 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE SOUTH ALONG A LINE DRAWN PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 17, A DISTANCE OF 452.95 FEET TO AN INTERSECTION WITH A LINE 8.50 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTER LINE OF EXISTING SWITCH TRACK; THENCE SOUTHEASTERLY ALONG SAID LINE 8.50 FEET NORTHEASTERLY OF AND PARALLEL WITH SAID CENTER LINE OF SWITCH TRACK, BEING THE ARC OF A CURVED LINE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 718.65 FEET FOR A DISTANCE OF 130.32 FEET, THE CHORD OF SAID ARC BEING A LINE FORMING AN ANGLE OF 113 DEGREES 06 MINUTES AND 55 SECONDS FROM NORTH TO SOUTHEAST WITH SAID LINE PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 17; THENCE SOUTHEASTERLY ON A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AND FORMING AN ANGLE OF 5 DEGREES 11 MINUTES AND 42 SECONDS TO THE RIGHT WITH A PROLONGATION OF SAID LAST DESCRIBED CHORD, A DISTANCE OF 49.63 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE, CONVEX TO THE SOUTHWEST, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 704.47 FEET, A DISTANCE OF 430.33 FEET, AS MEASURED ON SAID ARC, TO A POINT OF TANGENCY 359.15 FEET WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILROAD ON A LINE FORMING AN ANGLE WITH SAID WESTERLY RIGHT-OF-WAY LINE OF 82 DEGREES, 13 MINUTES FROM NORTH TO WEST FROM A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE WHICH IS 620.32 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 17; THENCE EASTERLY ON SAID LINE TANGENT TO THE LAST DESCRIBED CURVED LINE A DISTANCE OF 55.41 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVED LINE, TANGENT TO THE LAST DESCRIBED LINE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 406.90 FEET, FOR A DISTANCE OF 375.37 FEET, AS MEASURED ON THE ARC OF SAID CURVE, TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILROAD RIGHT-OF-WAY; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF SAID RIGHT-OF-WAY, 782.72 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 17; THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING EASTERLY OF A LINE DRAWN 335 FEET (AS MEASURED PERPENDICULARLY) WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILROAD, AND EXCEPTING THAT PART OF LOT "A" IN BENJAMIN CONSOLIDATION OF PART OF THE NORTHWEST 1/4 OF SECTION 17 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1922 AS DOCUMENT NUMBER 7455426, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 17; THENCE NORTH 87 DEGREES 24 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 17, SAID LINE ALSO BEING THE CENTER LINE OF SEEGER'S ROAD (ALSO KNOWN AS ELK GROVE ROAD), 351.00 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A LINE DRAWN PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 17, A DISTANCE OF 195.70 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID PARALLEL LINE, 257.25 FEET TO AN INTERSECTION WITH A LINE 8.5 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTER LINE OF EXISTING SWITCH TRACK; THENCE SOUTHEASTERLY ALONG SAID LINE, 8.5 FEET NORTHEASTERLY OF AND PARALLEL WITH SAID CENTER LINE OF SWITCH TRACK, BEING THE ARC OF A CURVED LINE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 718.65 FEET FOR A DISTANCE OF 130.32 FEET, THE CHORD OF SAID ARC BEING A LINE FORMING AN ANGLE OF 113 DEGREES 06 MINUTES 55 SECONDS, FROM NORTH TO SOUTHEAST WITH SAID LINE PARALLEL WITH THE WEST LINE OF THE SAID NORTHWEST 1/4 OF SECTION 17; THENCE SOUTHEASTERLY ON A

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LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AND FORMING AN ANGLE OF 5 DEGREES 11 MINUTES 42 SECONDS TO THE RIGHT WITH A PRLONGATION OF SAID LAST DESCRIBED CHORD, A DISTANCE OF 49.63 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE, CONVEX TO THE SOUTHWEST, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 704.47 FEET, A DISTANCE OF 350.65 FEET; THENCE NORTH 5 DEGREES 04 MINUTES 00 SECONDS WEST, 145.42 FEET; THENCE NORTH 27 DEGREES 52 MINUTES 01 SECOND WEST, 324.06 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 34 SECONDS WEST, 336.10 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR STORMWATER AND MAINTENANCE AGREEMENT RECORDED JUNE 30, 2008 AS DOCUMENT 0818233065 MADE BY AND BETWEEN SPX CORPORATION, A DELAWARE CORPORATION AND KB II, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY FOR THE BENEFIT OF PARCELS 1 AND 2 FOR DRAINAGE IN, ON, OF AND FROM THE DETENTION POND AS NOTED THEREIN TOGETHER WITH RIGHT OF ACCESS THERETO.

PIN: 09-17-100-040

09-17-100-065

Address: 875 SEEBERS ROAD, DES PLAINES, IL

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Exhibit B to Special Warranty Deed

Permitted Exceptions

1. TAXES FOR THE YEARS 2009 SECOND INSTALLMENT AND 2010, NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER:

09-17-100-040-0000

09-17-100-065-0000

2. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND FALLING IN SEEGER'S ROAD.

(AFFECTS THE NORTH 33 FEE OF PARCELS 1 AND 2)

3. STORMWATER EASEMENT AND MAINTENANCE AGREEMENT DATED JUNE 19, 2008 AND RECORDED JUNE 30, 2008 AS DOCUMENT 0818233065 BY AND BETWEEN SPX CORPORATION AND KB II, LLC AND THE TERMS CONTAINED THEREIN.

(AFFECTS PARCELS 1 AND 2)

4. GRANT MADE BY BENJAMIN ELECTRIC MANUFACTURING COMPANY, A CORPORATION OF ILLINOIS TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, A CORPORATION OF ILLINOIS, DATED OCTOBER 20, 1947 AND RECORDED OCTOBER 28, 1947 AS DOCUMENT 14178110 OF AN EASEMENT TO LAY AND MAINTAIN AND OPERATE AN 8 INCH GAS MAIN AND NECESSARY APPURTENANCES THERETO ALONG THE SOUTH SIDE OF ELK GROVE ROAD ALSO KNOWN AS SEEGER'S ROAD.

(AFFECTS ALL)

5. GRANT OVER A STRIP OF LAND 5 FEET IN WIDTH LYING IMMEDIATELY SOUTH OF AND ADJOINING THE SOUTH LINE OF SEEGER'S ROAD DATED JULY 13, 1961 AND RECORDED AUGUST 31, 1961 AS DOCUMENT 18263995 MADE BY AND BETWEEN B. HELLER AND COMPANY, A CORPORATION OF ILLINOIS AND WEST SHORE PIPELINE COMPANY, A CORPORATION OF DELAWARE, GRANTING THE RIGHT AND PRIVILEGE TO LAY AND MAINTAIN A PETROLEUM PRODUCTS PIPELINE THROUGH THE LAND.

(AFFECTS ALL)

6. A PERMANENT NON-EXCLUSIVE EASEMENT CREATED BY AGREEMENT DATED JULY 17, 1973 AND RECORDED SEPTEMBER 6, 1973 AS DOCUMENT 22467477 MADE BY AND BETWEEN B. HELLER AND COMPANY AND THE

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CITY OF DES PLAINES, FOR WATER MAIN OVER, UNDER, ACROSS AND UPON THE EAST 15 FEET (AS MEASURED AT RIGHT ANGLES) OF THE LAND.

(AFFECTS PARCEL 1)

7. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED SEPTEMBER 18, 1978 AS DOCUMENT 24630930.

(AFFECTS PARCEL 2)

8. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 3 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT, WHICH RIGHTS ARE SET FORTH IN THE INSTRUMENT CREATING SUCH EASEMENT.

9. VIOLATION OF THE 25 FOOT BUILDING LINE BY THE 1 STORY BRICK BUILDING BY APPROXIMATELY 1.29 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER N-128277 PREPARED BY NATIONAL SURVEY SERVICE, INC. DATED APRIL 5, 2010 AND LAST REVISED APRIL 26, 2010.

(AFFECTS SOUTHWEST CORNER OF BUILDING)