



Doc#: 1115319114 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/02/2011 01:31 PM Pg: 1 of 10

**WARRANTY DEED
Statutory (Illinois)**

When recorded return to:

Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603
Att'n: James P. Moorhead

Above Space for Recorder's use only

THE GRANTOR

AMB-SGP CIF-ILLINOIS, L.P., a limited partnership created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and pursuant to authority given by the general partner of said corporation, CONVEYS and WARRANTS to **A & A PARTNERSHIP, LLC**, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at 6566 North Sauganash Avenue, Lincolnwood, IL 60712, all right, title and interest which Grantor has in the following described Real Estate and rights and interests in Real Estate situated in the State of Illinois, as more particularly set forth in Exhibit A attached hereto (the "Property").

Permanent Real Estate Index Number(s): See Exhibit A attached hereto.

Address(es) of Real Estate: See Exhibit A attached hereto

Together with all of the right, title and interest of Grantor, if any, in and to the following as the same pertains the Property: (a) all improvements and fixtures located thereon, and (b) all easements, rights-of-way, streets and other appurtenances.

Provided however that this Deed and the warranty of title contained herein is only subject to the following encumbrances, without intending to reimpose same:

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- A. Real property taxes for the year 2011 and subsequent years;
- B. Zoning and other regulatory laws and ordinances affecting the Property; and
- C. Those matters set forth on the list of Permitted Exceptions attached hereto as Exhibit B and made a part hereof.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Property of Cook County Clerk's Office

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its general partner, this 31ST day of May, 2011.

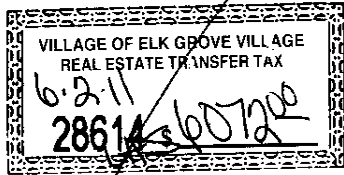
GRANTOR:

AMB-SGP CIF-ILLINOIS, L.P.,
a Delaware limited partnership

By: AMB-SGP CIF-Illinois GP, LLC,
a Delaware limited liability company,
its general partner

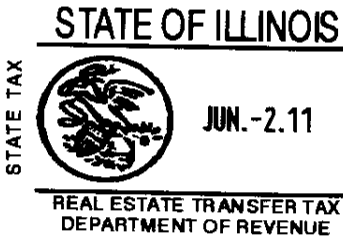
By: AMB Property II, L.P.,
a Delaware limited partnership,
its general partner

By: AMB Property Holding Corporation,
a Maryland corporation,
its general partner

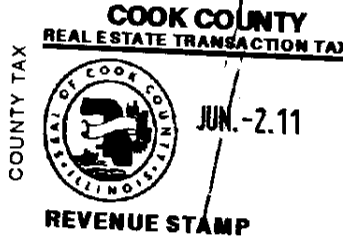
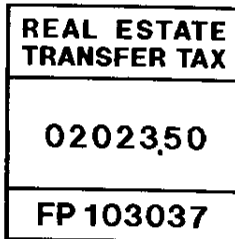


By: 
Name: Mary Lang
Title: Vice President

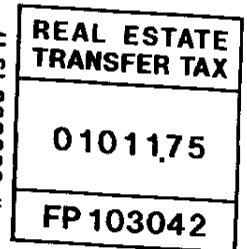
THIS INSTRUMENT WAS PREPARED BY: Helen H. Shin, Esq.
Morrison & Foerster, LLP
755 Page Mill Road
Palo Alto, CA 94304



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WARRANTY DEED

Corporation to Corporation

AMB-SGP CIF-ILLINOIS, L.P.,

a Delaware limited partnership

TO

A & A PARTNERSHIP, LLC,

an Illinois limited liability company

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STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____ before me, (here insert name and title of the officer), personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

This instrument was prepared by Philip J. Levine, Esq., Morrison & Foerster LLP, 755 Page Mill Road, Palo Alto, CA 94304

(Name and Address)

MAIL TO: A & A Partnership, LLC
4300 West Bryn Mawr Avenue
Chicago, IL 60646-5943
Attention: Ivo Cozzini
Telephone: (773) 478-9700
Telecopy: (773) 527-2777
Email: ivo@cozzini.com

SEND SUBSEQUENT TAX BILLS TO:
A & A Partnership, LLC
4300 West Bryn Mawr Avenue
Chicago, IL 60646-5943
Attention: Ivo Cozzini
Telephone: (773) 478-9700
Telecopy: (773) 527-2777
Email: ivo@cozzini.com

OR RECORDER'S OFFICE BOX NO. _____

(City, State and Zip)

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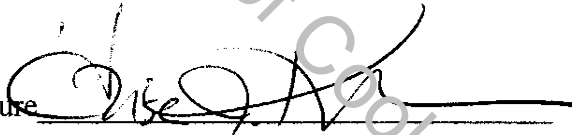
ACKNOWLEDGMENT

State of California)
) SS.
 County of San Francisco)

On May 20, 2011, before me, Elise J. Krzyzkowski, a Notary Public, personally appeared Mary H. Lang, who 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, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand the official seal.

Signature  (Seal)



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A
TO
ILLINOIS WARRANTY DEED
Legal Description

PARCEL 1:

LOT 1 IN FOUR COLUMNS RESUBDIVISION IN ELK GROVE VILLAGE, BEING A RESUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ELK GROVE VILLAGE COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT OF SOUTH RESUBDIVISION RECORDED JULY 30, 1980 AS DOCUMENT 25530614, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR BENEFIT OF PARCEL 1 DATED AUGUST 27, 1980 AND RECORDED AUGUST 29, 1980 AS DOCUMENT 25566450 AND 25566451 FOR A 10 FOOT WIDE AND 15 FOOT WIDE UNDERGROUND EASEMENT TO INSTALL PIPES, LINES, WIRES AND CONDUITS TO PROVIDE SEWER, WATER, DRAINAGE, ELECTRICITY, NATURAL GAS, TELEPHONE AND OTHER UTILITIES GRANTED BY CHRYSLER CORPORATION TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 102 563 UNDER THE FOLLOWING DESCRIBED TRACT:

THAT PART OF LOT 269 IN CENTEX INDUSTRIAL PARK UNIT 151, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 269; THENCE EASTWARD ALONG THE NORTH LINE OF SAID LOT 269, ALSO BEING THE SOUTH LINE OF ARTHUR AVENUE, NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 716.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 3 DEGREES 38 MINUTES 41 SECONDS WEST, A DISTANCE OF 143.38 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.04 FEET; THENCE NORTH 3 DEGREES 38 MINUTES 41 SECONDS EAST, A DISTANCE OF 143.38 FEET TO A POINT ON THE SAID NORTH LINE OF LOT 269; THENCE WESTWARD ALONG THE SAID NORTH LINE, SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.04 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

THAT PART OF LOT 269 IN CENTEX INDUSTRIAL PARK UNIT 151, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 269; THENCE EASTWARD ALONG THE NORTH LINE OF SAID LOT 269, ALSO BEING THE SOUTH LINE OF ARTHUR AVENUE, NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 339.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 112.00 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 31.00 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 41.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 102.00 FEET TO A POINT ON THE SAID NORTH LINE OF LOT 269; THENCE WESTWARD ALONG THE SAID NORTH LINE, SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

NON-EXCLUSIVE UTILITY, DRAINAGE, SEWER AND WATER AND RAILROAD
SIDING EASEMENTS FOR THE BENEFIT OF PARCEL 1 CREATED BY THE PLATS OF
SUBDIVISION RECORDED AS DOCUMENTS 25530614 AND 21360549.

TAX ID# 08-34-402-050-0000

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EXHIBIT B
TO
ILLINOIS WARRANTY DEED
Permitted Exceptions

1. TAXES FOR THE YEAR(S) 2010 AND 2011
2011 TAXES ARE NOT YET DUE OR PAYABLE.

- 1A. NOTE: 2010 FIRST INSTALLMENT IS DUE BY APRIL 01, 2011
NOTE: 2010 FIRST INSTALLMENT NOT YET DUE OR PAYABLE

PERM TAX#	PCL	YEAR	1ST INST	STAT
08-34-402-050-0000	1 OF 1	2010	\$17,618.24	PAID

2. A 25 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF CENTEX INDUSTRIAL PARK UNIT 151 RECORDED JANUARY 7, 1971 AS DOCUMENT 21360549 OVER THE NORTH LINE OF THE LAND.

(AFFECTS PARCEL 1)

3. PUBLIC UTILITIES AND DRAINAGE EASEMENT OVER THE WEST 15.00 FEET OF THE LAND AND THE NORTH 15.00 FEET OF THE SOUTHEASTERLY 37.50 FEET OF THE LAND AS SHOWN ON PLAT OF RESUBDIVISION RECORDED AS DOCUMENT 25530614.

(AFFECTS PARCEL 1)

4. EASEMENT FOR DRAINAGE OVER THE SOUTHEASTERLY 15.00 FEET AND WEST 15.00 FEET AND FOR SEWER, WATER, AND DRAINAGE OVER THE NORTH 25.00 FEET OF THE LAND AS SHOWN ON PLAT OF SUBDIVISION RECORDED JANUARY 7, 1971 AS DOCUMENT 21360549 AND ON PLAT OF SUBDIVISION RECORDED JULY 30, 1980 AS DOCUMENT 25530614.

(AFFECTS PARCEL 1)

5. 12.5 FOOT RAILROAD SIDING EASEMENT OVER THE SOUTHEASTERLY LINE OF THE LAND, AS SHOWN ON PLAT OF SUBDIVISION RECORDED JULY 30, 1980 AS DOCUMENT 25530614.

(AFFECTS PARCEL 1)

6. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE 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.

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25530614 AND 21360549, AFFECTING THE SOUTHEASTERLY 15.00 FEET AND WEST 15.00 FEET, AND NORTH 25.00 FEET OF THE LAND.

7. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 AND 3 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

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