

UNOFFICIAL COPY



Doc#: 1136431004 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/30/2011 09:55 AM Pg: 1 of 6

PREPARED BY:

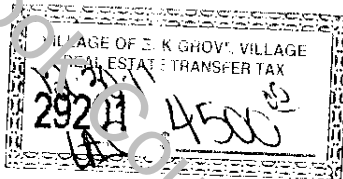
Christianne C. Chen, Esq.
Prologis, Inc.
Pier 1 Bay 1
San Francisco, CA 94111

WHEN RECORDED RETURN TO:

7743, LLC
2311 W. Touhy Ave.
Elk Grove Village, IL 60007
ATTN: Fred Farias

MAIL TAX STATEMENTS TO:

7743, LLC
2311 W. Touhy Ave.
Elk Grove Village, IL 60007
Attn: Fred Farias



SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT PROLOGIS, a Maryland real estate investment trust, formerly known as ProLogis Trust, whose address is c/o Prologis, Inc., 4545 Airport Way, Denver, CO 80239 ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt, adequacy and sufficiency of which is hereby acknowledged, by these presents does **GRANT, BARGAIN AND SELL** unto 7743, LLC, an Illinois limited liability company, whose address is c/o Fred Farias, 2311 W. Touhy Ave., Elk Grove Village, IL 60007 ("Grantee"), the following described real property located in the County of Cook, State of Illinois and legally described as follows:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, all the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described property, with the

UNOFFICIAL COPY

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 28th day of December, 2011.

PROLOGIS, a Maryland real estate investment trust, formerly known as ProLogis Trust

By: *Edward S. Nekritz*
Name: Edward S. Nekritz
Title: General Counsel and Secretary

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

DEC. 30, 11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000007095

REAL ESTATE TRANSFER TAX
01500.00
FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

DEC. 30, 11

REVENUE STAMP

0000006930

REAL ESTATE TRANSFER TAX
00750.00
FP 103042

UNOFFICIAL COPY

State of Colorado

City/County of Denver

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 27 day of December, 2011, by Edward S. Nekritz, as General Counsel and Secretary of Prologis, a Maryland real estate investment trust, on behalf of said real estate investment trust.


Notary Public

My Commission Expires: 8-19-13



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

The Property

The West 5.72 feet of Lot 37 and all of Lots 38, 39 and 40, all in Centex Industrial Park Unit 6, being a subdivision in Sections 26 and 35, Township 41 North, Range 11 East, of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, On December 8, 1961 as Document Number LR2011608, in Cook County, Illinois.

Permanent Index Number(s): 08-35-200-025-0000

Common Address: 2301-2311 Touhy Avenue, Elk Grove Village, IL

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

Permitted Title Exceptions

1. General real estate taxes for the year 2012, which are not yet due and payable, and subsequent years.
2. Easements for public utilities, sewer, water and drainage as shown on the plat of Centex Industrial Park Unit No. 6, recorded December 8, 1961 as document 18350756 and filed as document LR2011608, over and upon the North 25 feet of the land.
3. Easements for public utilities and drainage as shown on the plat of Centex Industrial Park Unit No. 6, recorded December 8, 1961 as document 18350756 and filed as document LR2011603, over and upon the South 10 feet of the land.
4. Easement over the areas marked with dotted lines and marked "easement" for the purpose of installing and maintaining all equipment necessary for the purpose of serving the subdivision and other property with telephone and electric service, together with the right to overhand aerial service wires over all lots within the easement area and also the right of access thereto, as granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns, and as shown on the plat of Centex Industrial Park Unit No. 6, recorded December 8, 1961 as document 18350756 and filed as document LR2011608.
5. Building lines shown on the plat of Centex Industrial Park Unit No. 6, recorded December 8, 1961 as document 18350756 and filed as document LR2011608 over the North 25 feet of the land.
6. Encroachment of the blacktop pavement located mainly on the land to the East onto the Property as depicted on survey made by Certified Survey Co., dated September 10, 1998 as Order Number 881781.
7. Rights of the public or quasi public utilities as disclosed by survey made by Certified Survey Co., dated September 10, 1998 as Order Number 881781 depicting overhead wires, sanitary sewer manholes and catch basins.
8. Utility letter dated October 13, 1998 by Ed O'Rourke stated that Nicor Gas has no unrecorded private property easements located on or across the described property; however Nicor Gas may have gas service pipes extending from gas system mains, which pipes may provide gas service to the Property. [Note: The building does not encroach over the location of the service pipes, if any.]

UNOFFICIAL COPY

hereditaments and appurtenances: **TO HAVE AND TO HOLD** said property, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**.

SUBJECT, HOWEVER, to all zoning and building laws, ordinances, maps, resolutions and regulations of all governmental authorities having jurisdiction which affect the Property and the use and improvement thereof; leases, if any; all matters of record; any state of facts which an accurate survey made of the Property as of the date hereof would show; any state of facts which a personal inspection of the Property made as of the date hereof would show; and the Permitted Exceptions set forth on **Exhibit B**, attached hereto and made a part hereof.

Permanent Index Number(s): 08-35-200-025-0000

Common Address: 2301-2311 Touhy Avenue, Elk Grove Village, IL

[Signature Page Follows]

Property of Cook County Clerk's Office