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Doc#: 1305816108 Fee: \$48.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/27/2013 04:05 PM Pg: 1 of 6

PREPARED BY:

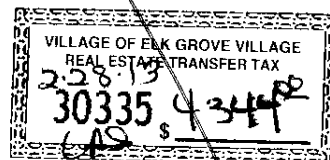
Anne LaPlace, Esq.
Prologis, Inc.
4545 Airport Way
Denver, CO 80239

WHEN RECORDED RETURN TO:

Liston & Tsantilis, P.C.
Attn: Vasilios P. Siomos
33 N. LaSalle St., STE 2500
Chicago, IL 60602

MAIL TAX STATEMENTS TO:

900 Pratt Avenue Series, Malmo Pratt LLC
850 Pratt Boulevard
Elk Grove Village, IL 60007
ATTN: Lilly Tisma



SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT PROLOGIS, a Maryland real estate investment 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 **900 PRATT AVENUE SERIES, MALMO-PRATT LLC**, an Illinois limited liability company, whose address is 850 Pratt Boulevard, Elk Gove 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 hereditaments and appurtenances: **TO HAVE AND TO HOLD** said property, with the appurtenances, unto Grantee, its successors and assigns forever.

8917841 JF

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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; any state of facts which an accurate survey made of the Property 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): 08-34-305-033-0000

Common Address: 900 Pratt Blvd, Elk Grove Village, IL 60007

[Signature Page Follows]

STATE OF ILLINOIS		# 0000013553	REAL ESTATE TRANSFER TAX
STATE TAX			01447.50
	FEB. 27. 13		FP 103037
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			

COOK COUNTY REAL ESTATE TRANSACTION TAX		# 0000013412	REAL ESTATE TRANSFER TAX
COUNTY TAX			00723.75
	FEB. 27. 13		FP 103042
REVENUE STAMP			

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[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 26 day of February, 2013.

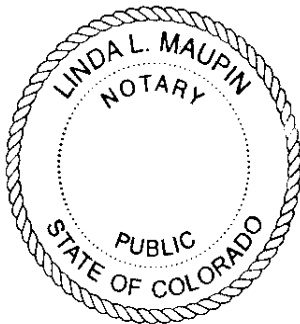
PROLOGIS,
a Maryland real estate investment trust

By: *Anne LaPlace*
Name: Anne LaPlace
Title: First Vice President

STATE OF COLORADO

CITY/STATE OF DENVER

The foregoing instrument was acknowledged before me this 25th day of February, 2013 by Anne LaPlace, as First Vice President of Prologis, a Maryland real estate investment trust, on behalf of said real estate investment trust.



Linda L. Maupin
Notary Public

My Commission Expires: June 21, 2016

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EXHIBIT A

The Property

THE WEST 52.0 FEET OF LOT 33, ALL OF LOT 34, AND LOT 35 (EXCEPT THE WEST 24.0 FEET THEREOF) IN CENTEX INDUSTRIAL PARK UNIT 22, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 08-34-305-033-0000

Common Address: 900 Pratt Blvd, Elk Grove Village, IL 60007

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EXHIBIT B

Permitted Title Exceptions

1. Taxes for the year(s) 2012 and 2013, which are not yet due and payable.
2. A 25 foot building line as shown on the plat of Centex Industrial Park Unit No. 22 recorded September 14, 1964 as Document 19243500 over the southerly line of said land.
3. An easement for drainage and public utilities as shown on the plat of Centex Industrial Park Unit 22 recorded as Document Number 19243500, over, under, upon and through the north 10.00 feet of the land.
4. An easement for public utilities, sewer, water and drainage as shown on the plat of Centex Industrial Park Unit 22, aforesaid over, under, upon and through the south 25.00 feet of the land.
5. Easement in favor of Illinois Bell Telephone Company; Commonwealth Edison Company And Northern Illinois Gas Company, and 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 as Document 19243500, affecting the south 25.00 feet of the land.
6. Rights of way for railroad switch and spur tracks, as depicted on the plat of survey made by Edward J. Molloy & Associates, Ltd. dated April 18, 1995 as Order Number 950314(900).
7. Rights of the public or quasi-public utilities as disclosed by the plat of survey made by Edward J. Molloy & Associates, Ltd. dated April 18, 1995 as Order Number 950314(900), depicting the following:
 - a. utility poles and wires.
 - b. encroachment of the asphalt pavement onto the public property south of and adjoining

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EXHIBIT B, continued:

8. Those items depicted on that survey by Edward J. Molloy & Associates, Ltd., dated January 28, 2013, Order No. 130002.1, as follows:
 - a. Overhead Door, Man-Door, Canopy, Concrete Ramp, Wood "For Lease" Sign, Metal Address Sign, Concrete Wheel Stops, Concrete Stoop, Ac Units, Railroad spur Tracks, Railroad Debris: Iron Rails And Wood Ties, Large Concrete boulder, Concrete Speed Bump, Iron Ladder To Roof, Concrete Filled Post
 - b. Rights Of Public And Quasi-Public Utilities As Noted By: Gas Meter, Utility pole With Overhead Wire, Electric Meter, Wall Hydrant

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