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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 27 day of December, 2013, by **FIRST INDUSTRIAL, L.P.**, a Delaware limited partnership ("Grantor") to **BK 1850 TOUHY LLC**, an Illinois limited liability company ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration to the Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does grant, remise, release, alienate and convey unto the Grantee, its successors and assigns, all that certain land situated in Cook County, Illinois, to wit:

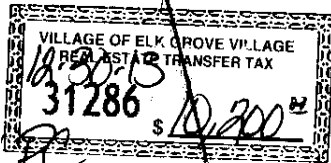
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART OF HEREOF.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or den and whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances TO HAVE AND TO HOLD the same unto the Grantee, its successors, assigns and grantees in fee simple forever.

AND the Grantor, for itself and its successors, does hereby covenant to and with said Grantee, its successors, assigns and grantees, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject, however, to those matters set forth on EXHIBIT B attached hereto and made a part hereof.

Permanent Real Estate Number(s): 08-26-303-004-0000 (Lot 89); 08-26-303-005-0000 (Lot 90); 08-26-303-006-0000 (Lot 91); 08-26-303-007-0000 (Lot 92); 08-26-303-015-000 (Lot 152); 08-26-303-016-0000 (Lot 153); 08-26-303-017-0000 (Lot 154); and 08-26-303-018-0000 (Lot 155)

Address of Real Estate: 1850 Touhy Avenue, Elk Grove Village, Illinois

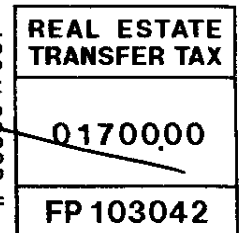
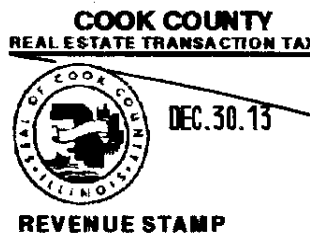
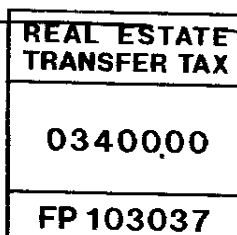
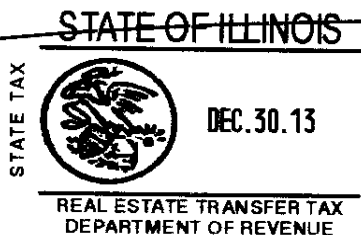


[Signature Page To Follow]



Doc#: 1336419094 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/30/2013 03:57 PM Pg: 1 of 4

Above Space for Recorder's Use Only



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: LOTS 89, 90, 91 AND LOT 92 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 92; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 92, A DISTANCE OF 38.0 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 38.0 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 92, A DISTANCE OF 38.0 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 92; THENCE EAST ALONG SAID SOUTH LINE OF LOT 92, A DISTANCE OF 38.0 FEET TO THE SOUTHEAST CORNER THEREOF AND THE PLACE OF BEGINNING), ALL IN CENTEX INDUSTRIAL PARK UNIT 10, BEING A SUBDIVISION IN SECTION 26, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED ON FEBRUARY 28, 1963 AS LR2079626, IN COOK COUNTY, ILLINOIS

PARCEL 2: LOTS 152, 153, 154 AND 155 IN CENTEX INDUSTRIAL PARK UNIT 12, BEING A SUBDIVISION IN SECTION 26, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED ON APRIL 29, 1963 AS LR2088355, IN COOK COUNTY, ILLINOIS.

Address of Property: 1850 Touhy Avenue, Elk Grove Village, Illinois

PINs: 08-26-303-004-0000 (Lot 89); 08-26-303-005-0000 (Lot 90); 08-26-303-006-0000 (Lot 91); 08-26-303-007-0000 (Lot 92); 08-26-303-015-000 (Lot 152); 08-26-303-016-0000 (Lot 153); 08-26-303-017-0000 (Lot 154); and 08-26-303-018-0000 (Lot 155)

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EXHIBIT B PERMITTED EXCEPTIONS

1. Taxes for the years 2013, and all subsequent years, none now due and payable.

Permanent Index Numbers:

08-26-303-004-0000 (affects Lot 89)
08-26-303-005-0000 (affects Lot 90)
08-26-303-006-0000 (affects Lot 91)
08-26-303-007-0000 (affects Lot 92)
08-26-303-015-0000 (affects Lot 152)
08-26-303-016-0000 (affects Lot 153)
08-26-303-017-0000 (affects Lot 154)
08-26-303-018-0000 (affects Lot 155)

2. Building lines and easements as shown on the Plat of Centex Industrial Park Unit 10 recorded February 28, 1963 as Document No. 18731450 and filed as LR2079626 and on the Plat of Centex Industrial Park Unit 12, filed April 29, 1963 as LR2088355 all as shown on survey by Edward J. Molloy & Associates Ltd. Dated August 5, 2013, Survey No. 130144.1.
3. Easement for railroad purposes over part of the land as disclosed by Instrument recorded October 31, 1963 AS LR2120014 and the further provisions therein contained as shown on survey by Edward J. Molloy & Associates Ltd. Dated August 5, 2013, Survey No. 130144.1.
4. The rights of Global Capital Resources Corporation, as tenant only, and all those claiming thereunder, pursuant to unrecorded lease.
5. The following matters disclosed by an ALTA/ACSM survey made by Edward J. Molloy & Associates on August 5, 2013, designated Job. No. 130144.1:

Rights of interested parties to maintain the overhead utility wires running along the west line of the land.