

UNOFFICIAL COPY

PREPARED BY:

Chris Chen, Esq.
Prologis, Inc.
Pier One, Bay One
San Francisco, CA 94111



Doc#: 1415518066 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/04/2014 01:57 PM Pg: 1 of 6

WHEN RECORDED RETURN TO:

Skadden, Arps, Slate, Meagher & Flom LLP
Attn: Vered Fabia
Four Times Square
New York, New York 10036

MAIL TAX STATEMENTS TO:

TPG Capital, L.P.
Attn: Avi Banyasz, Tripp Johnson and Ty Newell
301 Commerce Street, Suite 3300
Fort Worth, Texas 76102

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT PROLOGIS, formerly known as **PROLOGIS TRUST**, a Maryland real estate investment trust, as the sole surviving partner of **MIT SECURED L.P.**, formerly known as **PROGRESS CENTER/ALABAMA LIMITED PARTNERSHIP**, a dissolved California limited partnership, 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 **LIGHTNING PROPCO I, LLC**, a Delaware limited liability company, whose address is c/o TPG Capital, L.P., 301 Commerce Street, Suite 3300, Fort Worth, TX 76102 ("**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.

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

Glenview 2 - 3400-3450 West Lake Avenue, Glenview
Alsip 2 - 5111-5151 West 122nd Street, Alsip

628544-25 + 628544-27 10F2

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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, subject only to real property taxes for 2013, which are not yet due and payable; and the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof.

Permanent Index Number(s):

04-28-101-020-0000 Vol. 133 (2400-3450 West Lake)
24-28-202-012-0000 Vol. 248 (5111-5151 West 122nd)


Common Address:

3400-3450 West Lake Avenue, Glenview, IL
5111-5151 West 122nd Street, Alsip, IL

[Signature Page Follows]

VILLAGE OF ALSIP

VILLAGE TAX



JUN. -4.14

0000000998

REAL ESTATE TRANSFER TAX
12390.00
FP326700


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
REORDER ITEM #: PS4 LABEL

REAL ESTATE TRANSFER TAX	0402000	FP 103042
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1606100000 #

STATE OF ILLINOIS

STATE TAX



JUN. -4.14

000019242


REAL ESTATE TRANSFER TAX
08040.00
FP 103037

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUN. -3.14



REVENUE STAMP

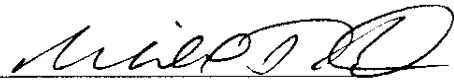
COUNTY TAX

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[Signature Page to Special Warranty Deed]

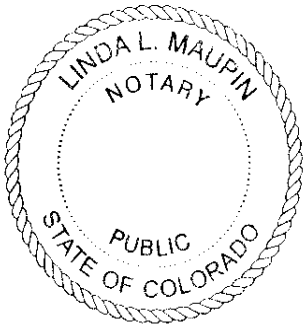
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 30th day of May, 2014.


PROLOGIS, formerly known as **ProLogis Trust**, a Maryland real estate investment trust, sole surviving partner of **MIT Secured L.P.**, formerly known as **Progress Center/Alabama Limited Partnership**, a dissolved California limited partnership

By: 
Name: Michael T. Blair
Title: Managing Director and Assistant Secretary

STATE OF COLORADO
CITY/COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 28th day of April, 2014, by Michael T. Blair, as Managing Director and Assistant Secretary of Prologis, a Maryland real estate investment trust, on behalf of said real estate investment trust.




Notary Public

My Commission Expires: June 21, 2016

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Exhibit A

Legal Description

Glenview #2

3400-3450 West Lake Avenue, Glenview, IL

Real property in the City of Glenview, County of Cook, State of Illinois, described as follows:

Lot 1 in Sierra Capital Trust Realty V1 Subdivision, a subdivision of part of the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

Alsip #2

5111-5151 West 122nd Street, Alsip, IL

Real property in the City of Alsip, County of Cook, State of Illinois, described as follows:

Lot 1 in Alsip Principal Subdivision being a Subdivision in the Northeast 1/4 of Section 28, Township 37 North, Range 13 East of the third Principal Meridian, in Cook County, Illinois recorded April 6, 1992 as Document 92229773.

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Exhibit B

Permitted Exceptions

Glenview #2

3400-3450 West Lake Avenue, Glenview, IL

1. General and special taxes and assessments for the fiscal year 2013 (Final Installment), 2014, a lien not yet due or payable.
2. Covenants, conditions and restrictions contained in Protective Covenants filed January 1, 1966 as document LR2264762 relating to the use of the land and of the improvements erected thereon and as to the height, location, exterior, wall construction, etc., of said improvements, containing provisions relative to off-street parking facilities and to open areas between adjacent but separately owned improvements, or developed or obtained for operation of any establishment and/or for heat; and provisions relative to waste and refuse disposal, signs, billboards, etc. said restrictions, covenants and reservations to be for the benefit of said land and each and every parcel thereof and to be considered as covenants running with the land.
3. Grant of Easement filed April 11, 1969 as document LR2444603 made to Commonwealth Edison Company and Illinois Bell Telephone Company, their successors and assigns, of the right to construct, lay, maintain, relocate, renew and remove equipment consisting of poles, pole structures, anchors, guys, stubs, wires and underground conduits, cables, cable poles and other necessary electrical facilities and to transmit and distribute by means of said equipment, electricity to be used for heat, light, power, telephone and other purposes, with right of access to the same for the maintenance thereof, also to trim or remove from time to time such trees, bushes and saplings as may be reasonably required incident to the installation and maintenance of such facilities in, upon, under and along the land.
4. A 10 foot utility easement as depicted on plat of Sierra Capital Trust Realty VI Subdivision recorded June 28, 1989 as document 89295113. (Affects the land as depicted on plat)
5. Detention easement as depicted on plat of Sierra Capital Trust Realty VI Subdivision recorded June 28, 1989 as document 89295113. (Affects the land as depicted on plat)
6. Drainage and detention easement as depicted on plat of Sierra Capital Trust Realty VI Subdivision recorded June 28, 1989 as document 89295113. (Affects the land as depicted on plat)
7. Any facts, rights, interests or claims that may exist or arise as disclosed by an ALTA/ACSM survey made by American National on October 08, 2013, last revised May 9, 2014, designated Job Number 20130518-2.

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Exhibit B, continued:

Alsip #2

5111-5151 West 122nd Street, Alsip, IL

1. General and special taxes and assessments for the fiscal year 2013 (Final Installment), 2014, a lien not yet due or payable.
2. Rights of the Public, the State of Illinois and the Municipality, in and to other parts of the land taken or used for roads and highways, falling within 122nd Street.
3. Easement in favor of Village of Alsip, 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 grant recorded/filed as Document No. 22830126.
4. Rights of way for railroads, switch tracks or spur tracks located in the southern and westerly portions of the land and the rights of the railroad company to the use, operation, maintenance and repair of same as shown on the survey prepared by American National dated October 7, 2013, last revised October 23, 2013 designated job no. 20130518-3.