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PREPARED BY:

Tim Peters, Esq.
Prologis, Inc.
4545 Airport Way
Denver, CO 80239



Doc#: 1505113083 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/20/2015 02:00 PM Pg: 1 of 8

WHEN RECORDED RETURN TO:

Rock Fusco & Connelly, LLC
Attn: Sara Masloroff
321 N. Clark Street, Suite 2200
Chicago, IL 60604

MAIL TAX STATEMENTS TO:

KRW LLC
724 Darby Court
Indian Creek, IL 60061

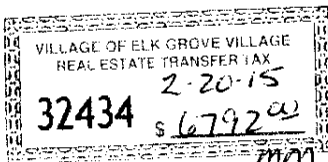
SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT PROLOGIS, a Maryland real estate investment trust, as successor by merger to 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 **KRW LLC**, an Illinois limited liability company, whose address is 724 Darby Court, Indian Creek, IL 60061 ("**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.



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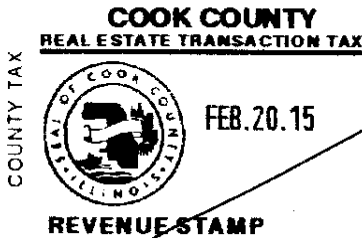
And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that 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; 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.

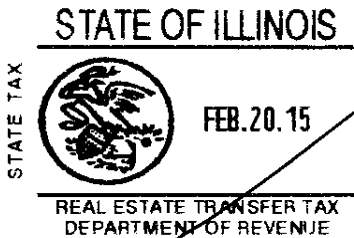
Permanent Index Number(s): 08-34-102-016-0000

Common Address: 804 Lunt Avenue, Elk Grove Village, Illinois

Signature Page Follows



# 0000022755	REAL ESTATE TRANSFER TAX
	0113200
	FP 103042



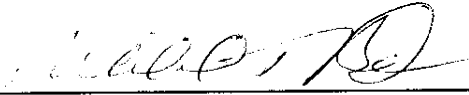
# 0000022809	REAL ESTATE TRANSFER TAX
	0226400
	FP 103037

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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 19th day of February, 2015.

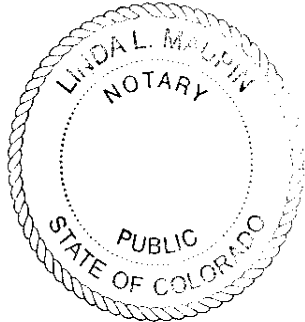
PROLOGIS, a Maryland real estate investment trust, successor by merger to Progress Center/Alabama Limited Partnership, a dissolved California limited partnership

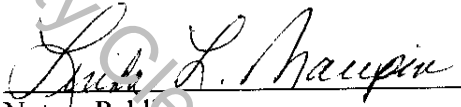
By: 

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 13th day of February, 2015, 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 TO DEED

The Property

THE EAST 6.43 FEET OF LOT 128 AND ALL OF LOT 129 IN CENTEX PARK UNIT 94, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41, NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 1968 AS DOCUMENT NO. 20638469, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 08-34-102-016-0000

Common Address: 801 Lunt Avenue, Elk Grove Village, Illinois

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EXHIBIT B

Permitted Title Exceptions

1. Taxes for the year(s) 2015 which are not yet due or payable.
2. 25 foot easement for public utilities, sewer, water and drainage as shown on the plat of subdivision recorded October 8, 1968 as Document 20638469, over the north line of Lots 128 and 129 and depicted on the survey dated January 21, 2015 made by Edward J. Molloy & Associates, Ltd, Project No.: 120.
3. 15 foot easement for public utilities and drainage as shown on plat recorded October 8, 1968 as Document 20638469, over the south line of Lots 128 and 129, and depicted on the survey dated January 21, 2015 made by Edward J. Molloy & Associates, Ltd, Project No.: 120.
4. 25 foot building line as shown on the plat of subdivision recorded as Document 20638469, over the north line of Lots 128 and 129, and depicted on the survey dated January 21, 2015 made by Edward J. Molloy & Associates, Ltd, Project No.: 120.
5. Easement over the south 15 feet and the north 25 feet of said Lots 128 and 129 in Centex Industrial Unit No. 94 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 right to overhang aerial service wires and also with right of access thereto, as granted to the Illinois Bell Telephone Company, the Commonwealth Edison Company and Northern Illinois Gas Company, and their respective successors and assigns and as shown on the plat of subdivision recorded as Document 20638469, and the provisions relating thereto, and depicted on the survey dated January 21, 2015 made by Edward J. Molloy & Associates, Ltd, Project No.: 120.
6. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under chapter 42, section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons), relating to, among other things, use, type, character, location, construction and height of buildings, location of buildings and loading docks, provision for off-street parking facilities, construction and exterior walls or surfaces of buildings and finish of exterior walls or surfaces, use of land between building lines and street property lines, landscaping, maintenance, height of towers, tanks, elevators, stairways, etc. and other roof structures or equipment, and reservation of right and easements, storage yards and screening devices, prohibitions against dumping of rubbish, garbage and refuse or waste disposal, fences, walls, hedges and shrubs, height and sight lines at intersections, contained in the deed recorded February 19, 1969 as Document No. 20761200, which does not contain a reversionary or forfeiture clause.
7. Reservation of rights-of-way and easement for the purpose of erecting, construction, maintaining and operating utility services and facilities over, across, under and through the premises in the designated setback areas between the building lines and the property lines, including public services wires and conduits for lighting, power and telephone, gas lines, sanitary sewer, storm sewer and water, as contained in the deed recorded as Document 20761200, and depicted on the survey dated January 21, 2015 made by Edward J. Molloy & Associates, Ltd, Project No.: 120.

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Exhibit B, continued:

8. Rights of way for railroad switch and spur tracks, as shown on the survey dated January 21, 2015 made by Edward J. Molloy & Associates, Ltd, Project No.: 120. (affects south line of lot 128 & 129)

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