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NCS-155018-17

Prepared by:

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



Doc#: 1610441074 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/13/2018 02:40 PM Pg: 1 of 4

After Recording return to:

Donna Wilkins
Westmount Realty Capital, LLC
700 N. Pearl Street, Suite N1650
Dallas, TX 75201

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made this 7th day of April, 2016, by **PLDSPE LLC**, a Delaware limited liability company ("Grantor"), having an address of c/o Prologis, Inc., 4545 Airport Way, Denver, CO 80239, to **WMI CHICAGO II, LLC**, a Delaware limited liability company, having an address of 700 North Pearl Street, Suite N1650, Dallas, TX 75201 (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has REMISED, RELEASED, ALIENED, GRANTED, BARGAINED, SOLD AND CONVEYED and does hereby REMISE, RELEASE ALIEN, GRANT, BARGAIN, SELL AND CONVEY unto Grantee, the real property located in Cook County, Illinois, and being more particularly described on **Exhibit A** attached hereto (the "Property").

Together with all and singular the 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 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 the said Property as above described, 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 said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, but no other, subject to the following exceptions: SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

N4-755018-17

1 of 4

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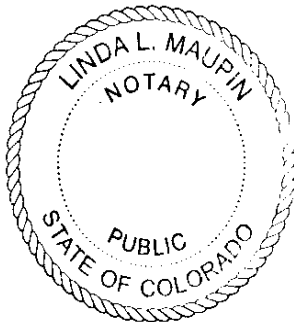
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

PLDSPE LLC,
a Delaware limited liability company

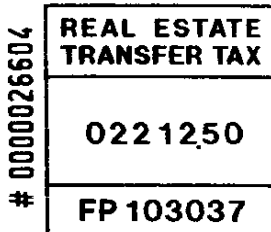
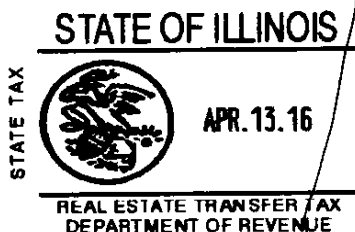
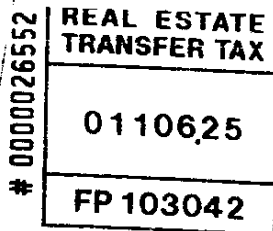
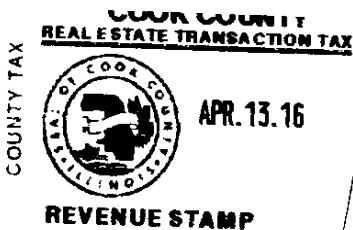
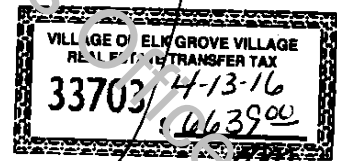
By: *Michael T. Blair*
Name: Michael T. Blair
Title: Managing Director and
Assistant Secretary

STATE OF COLORADO
COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 4th day of April, 2016 by Michael T. Blair, as Managing Director and Assistant Secretary of PLDSPE LLC, a Delaware limited liability company, on behalf of said limited liability company.



Linda L. Maupin
Notary Public
My Commission Expires: June 21, 2016



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Exhibit A

Legal Description

THAT PART OF LOTS 31, 32, 47 AND 48 TOGETHER WITH THAT PART OF VACATED KING STREET IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 2 BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF KING STREET, AS DEDICATED IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 4, BEING A RESUBDIVISION IN SAID WEST 1/2 OF SECTION 22, SAID POINT BEING THE NORTHEAST CORNER OF LOT 86 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 54, BEING A RESUBDIVISION IN SAID WEST 1/2 OF SECTION 22; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 86, 339.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 86; THENCE NORTH ALONG THE WEST LINE OF LOTS 47 AND 48 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 2 AFORESAID, 288.0 FEET TO A POINT ON THE WEST LINE OF SAID LOT 47, 334.01 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 46 IN SAID UNIT NO. 2; THENCE EAST AT RIGHT ANGLES TO SAID WEST LINE OF LOT 47, 339.97 FEET MORE OR LESS TO SAID WEST LINE OF KING STREET AS DEDICATED IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 4 AFORESAID; THENCE SOUTH ALONG SAID WEST LINE OF KING STREET 288.0 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 08-22-102-209-0000 (affects portion of land); 08-22-102-214-0000 (affects portion of land); 08-22-102-215-0000 (affects remainder of land)

Common Address: 300-330 King St., Elk Grove Village, IL 60007

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Exhibit B

Permitted Exceptions

1. General real estate taxes for 2nd Installment of the year 2015 and general real estate taxes for the year 2016, liens not yet due or payable.
2. Building line as shown on plat of Higgins Road Commercial Subdivision Unit No. 2 recorded June 13, 1961 as Document 18187671 and filed as Document LR1932473 as follows:

25 feet back from the West line of Lot 31 and 25 feet back from the North and West lines of Lot 32.
3. Easement for utilities and drainage as shown on plat of subdivision of Higgins Road Commercial Subdivision Unit No. 2 recorded June 13, 1961 as Document 18187671 and filed as Document LR1982473 over and upon the West 15 feet of Lot 47 and the West 15 feet of Lot 48.
4. Easement over the land for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other land with Telephone and Electrical Service, together with the right to overhang Aerial Service wires and the right to access to such wires, as created by grant to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on the plat of subdivision recorded June 13, 1961 as Document Number 18187671 and filed as Document LR1982473, affecting the West 15 feet of Lot 47 and the West 15 feet of Lot 48 of the land.
5. Building line 25 feet back from the West line of King Street.