

# UNOFFICIAL COPY



NCS 155018-35

Prepared by:

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

Doc#: 1610441098 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/13/2016 02:58 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 13<sup>th</sup> day of April, 2016, by **PROLOGIS, L.P.**, as successor by dissolution of **AIMB-SGP TX/IL LP**, a Delaware limited partnership ("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 thereunto 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.

NU. 755018-35

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.

**PROLOGIS, L.P.**, as successor by dissolution of **AMB-SGP TX/IL LP**, a Delaware limited partnership

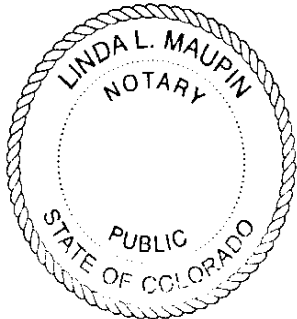
By: Prologis, Inc., a Maryland corporation,  
its general partner

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

STATE OF COLORADO

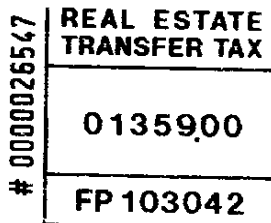
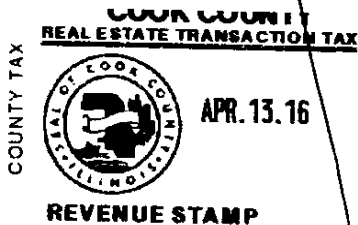
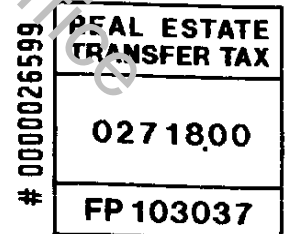
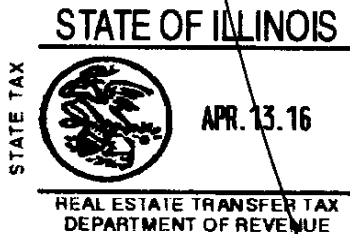
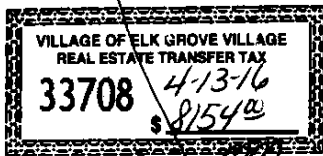
COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of ~~March~~ <sup>April</sup>, 2016 by Michael T. Blair, as Managing Director and Assistant Secretary of Prologis, Inc., a Maryland corporation, on behalf of said corporation; said corporation being the general partner of Prologis, L.P., a Delaware limited partnership.



*Linda L. Maupin*  
Notary Public

My Commission Expires: June 21, 2016



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## Exhibit A

### Legal Description

LOT 6 IN TRITON II FIRST RESUBDIVISION, A RESUBDIVISION OF LOTS 1 TO 17 BOTH INCLUSIVE, IN TRITON II, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number(s):** 08-27-301-053-0000

**Common Address:** 835-865 Bonnie Lane, Elk Grove, IL 60191

Property of Cook County Clerk's Office

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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. 25' Building Line on the West and South of Lot 6 feet on as shown on the plat of Triton II First Resubdivision recorded February 3, 1981 as document LR 3201182.
3. 25' easement for underground public utilities, public utilities, sewer, water, drainage located on the western side of the property as shown on the plat and contained in the certificate appended to the plat of Triton II First Resubdivision recorded February 3, 1981 as document LR 3201182.
4. 65' easement for stormwater detention and drainage located on the eastern side of the property as shown on the plat and contained in the certificate appended to the plat of Triton II First Resubdivision recorded February 3, 1981 as document LR 3201182.
5. 10' easement for public utilities and drainage located on the eastern side of the property as shown on the plat and contained in the certificate appended to the plat of Triton II First Resubdivision recorded February 3, 1981 as document LR 3201182.