

# UNOFFICIAL COPY



NCS 755018-22  
Prepared by:

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

Doc#: 1612322122 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/02/2016 11:24 AM 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 10<sup>th</sup> 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, SEIL 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.

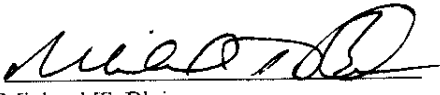
NCS 755018-22  
1 of 4

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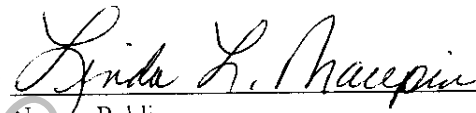
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

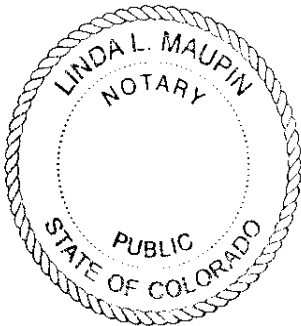
**PLDSPE LLC,**  
a Delaware limited liability company

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

STATE OF COLORADO  
COUNTY OF DENVER

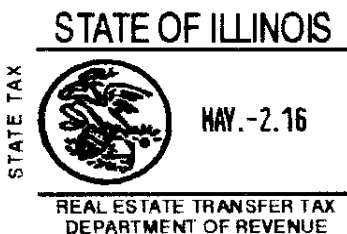
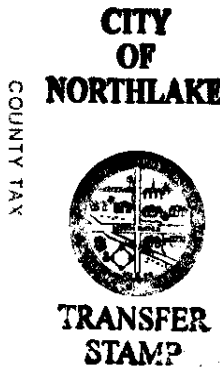
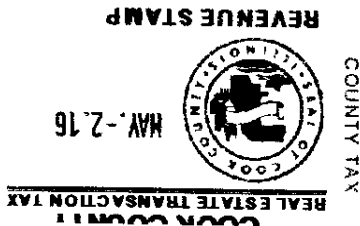
The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of April, 2016 by Michael T. Blair, as Managing Director and Assistant Secretary of PLDSPE LLC, a Delaware limited liability company, on behalf of said limited liability company.

  
Notary Public  
My Commission Expires: June 21, 2016



FP 103042
0172450
TRANSFER TAX
REAL ESTATE

# 0000026604



# 000026656

REAL ESTATE TRANSFER TAX
0344900
FP 103037

11700-11720 Grand Avenue  
Northlake 1

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## Exhibit A

### Legal Description

#### PARCEL 1:

LOT 1 IN INLAND INDUSTRIAL SUBDIVISION, BEING A RESUBDIVISION IN THE NORTHWEST FRACTIONAL 1/2 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 23, 1981 AS DOCUMENT 25749059, IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

STORM WATER EASEMENT FOR THE PURPOSE OF DISCHARGING STORM WATER INTO RETENTION POND FOR THE BENEFIT OF PARCEL 1 CREATED BY AGREEMENT DATED JULY 15, 1981 AND RECORDED JULY 28, 1981 AS DOCUMENT 25950774 OVER, ACROSS AND UNDER THE FOLLOWING DESCRIBED TRACT:

THAT PART OF LOT 1 IN J. J. W. -I. C. C. INDUSTRIAL CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 19 AND THE NORTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 IN INLAND INDUSTRIAL SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 30 AFORESAID; THENCE SOUTH 86 DEGREES 00 MINUTES 03 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2 AFORESAID 66.0 FEET TO THE EAST LINE OF INLAND DRIVE (BEING THE WEST LINE OF LOT 1 IN J. J. W. -I. C. C. INDUSTRIAL CENTER AFORESAID); THENCE SOUTH 3 DEGREES 59 MINUTES 57 SECONDS WEST ALONG SAID EAST LINE OF INLAND DRIVE 52.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 03 MINUTES 05 SECONDS EAST 444.26 FEET; THENCE NORTH 63 DEGREES 47 MINUTES 30 SECONDS EAST 29.88 FEET; THENCE NORTH 3 DEGREES 49 MINUTES 17 SECONDS EAST 431.82 FEET; THENCE SOUTH 88 DEGREES 33 MINUTES 43 SECONDS EAST 111.68 FEET; THENCE SOUTH 1 DEGREE 57 MINUTES 26 SECONDS EAST 460.96 FEET; THENCE NORTH 87 DEGREES 03 MINUTES 05 SECONDS WEST 628.17 FEET TO THE EAST LINE OF INLAND DRIVE AFORESAID; THENCE NORTH ALONG SAID EAST LINE 10.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number(s):** 12-30-100-019-0000 Vol. 70

**Common Address:** 11700-11720 Grand Ave., Northlake, IL 60164

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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. Terms, conditions and provisions of the document creating the easement included in Exhibit A as Parcel 2, together with the rights of the adjoining owners in and to the concurrent use of said easement.
3. Terms, provisions, conditions and limitations as contained in a certain easement agreement by and between LaSalle National Bank, as trustee under trust number 102904 and Northlake Business Center joint venture number 326160 dated June 23, 1983 and recorded June 27, 1983 as document 26661433.
4. 15' easement located on the westerly part of the land in favor of the Illinois Bell Telephone Company, the Commonwealth Edison Company, Northern Illinois Gas Company, 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 plat recorded/filed as document no. 23387192 and 25749059.
5. Building line(s) as shown on the plat of subdivision recorded as document no. 23387192 and 25749059, affecting the South and East 25 feet of the land.
6. Terms, provisions, conditions and limitations contained in an Ordinance Number 0-20-79 of the City of Northlake Illinois entitled an ordinance annexing certain territory to the City of Northlake and plat of annexation to the City of Northlake recorded January 7, 1981 as document 25728443.