

# UNOFFICIAL COPY

**PREPARED BY:**

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



**Doc#:** 1618319150 **Fee:** \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/01/2016 01:08 PM Pg: 1 of 6

**WHEN RECORDED RETURN TO:**

Greenberg Traurig LLP  
77 W. Wacker Drive, Suite 3100  
Chicago, IL 60601  
Attn: Michael J. Baum

**MAIL TAX STATEMENTS TO:**

Transwestern Investment Group  
8117 Preston Road, Suite 600  
Dallas, TX 75225  
Attn: David Carpenter

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**SPECIAL WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT PROLOGIS**, formerly known as **PROLOGIS TRUST**, formerly known as **SECURITY CAPITAL INDUSTRIAL TRUST**, a Maryland real estate investment trust, 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 **TSP DES PLAINES, L.L.C.**, a Delaware limited liability company, whose address is c/o Transwestern Investment Group, 8117 Preston Road, Suite 600, Dallas, TX 75225 ("**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 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**.

Nd 776321-IL1  
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**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; and the Permitted Exceptions set forth on Exhibit B, attached hereto and made a part hereof.

**Permanent Index Number(s):** 09-08-307-004-0000 Vol 86


**Common Address:** 301-363 N. Third Ave., Des Plaines, IL 60018

[Remainder of page intentionally blank; signature page follows]


**DES PLAINES** Real Estate Transfer Tax  
 ILLINOIS No. **60492**  
 \$2.00 per \$1,000.00  
**6/23/16**  
301-363 N THIRD AVE  
 CITY OF DES PLAINES

COOK COUNTY  
**REAL ESTATE TRANSACTION TAX**  
 COUNTY TAX  
  
 JUL.-1.16  
**REVENUE STAMP**

<b>REAL ESTATE TRANSFER TAX</b>
03655.00
# 0000026787
FP 103042

STATE OF ILLINOIS  
 STATE TAX  
  
 JUL.-1.16  
**REAL ESTATE TRANSFER TAX**  
 DEPARTMENT OF REVENUE

<b>REAL ESTATE TRANSFER TAX</b>
07310.00
# 0000026841
FP 103037


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[Signature Page Follows]

[Signature Page to Special Warranty Deed]

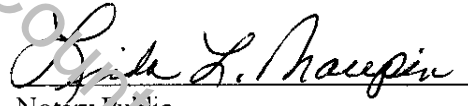
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 20<sup>th</sup> day of June, 2016.

**PROLOGIS**, formerly known as **PROLOGIS TRUST**, formerly known as **SECURITY CAPITAL INDUSTRIAL TRUST**, a Maryland real estate investment trust

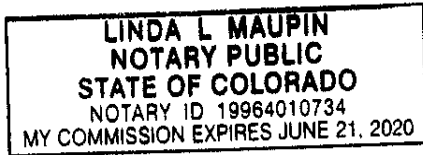
By:   
Name: Michael T. Blair  
Title: Managing Director and Assistant Secretary

STATE OF COLORADO  
CITY/COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of June, 2016, 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, 2020



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## EXHIBIT A The Property

### PARCEL 1:

THAT PART OF LOT 1 IN CONRAD MOEHLING'S SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 7 AND PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THIRD AVENUE WHICH IS 708.66 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, AS OCCUPIED; THENCE SOUTH 89 DEGREES 35 MINUTES 22 1/2 SECONDS EAST, A DISTANCE OF 430.99 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE 210 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE SOUTH 0 DEGREES 07 MINUTES 22 1/2 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 348.98 FEET TO A POINT; THENCE SOUTH 38 DEGREES, 25 MINUTES, 10 1/2 SECONDS EAST, A DISTANCE OF 337.03 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTH 0 DEGREES 07 MINUTES 22 1/2 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 292.94 FEET TO THE POINT OF INTERSECTION OF SAID EAST LINE WITH THE NORTH LINE OF THE SOUTH 25.67 CHAINS OF THE FRACTIONAL SOUTHWEST 1/4 OF SAID SECTION 8; THENCE SOUTH 87 DEGREES, 16 MINUTES, 15 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 779.46 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF RAND ROAD; THENCE NORTH 52 DEGREES 53 MINUTES, 18 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF RAND ROAD, A DISTANCE OF 7.91 FEET TO THE INTERSECTION OF SAID LINE WITH THE EASTERLY RIGHT OF WAY LINE OF THIRD AVENUE; THENCE NORTH 37 DEGREES, 06 MINUTES, 42 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF THIRD AVENUE, A DISTANCE OF 62.80 FEET TO A POINT OF CURVE; THENCE CONTINUING NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF THIRD AVENUE, BEING A CURVED LINE CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 533 FEET AND SUBTENDED BY A CHORD BEARING NORTH 18 DEGREES, 33 MINUTES, 21 SECONDS EAST, A CHORD DIMENSION OF 339.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUING NORTH 0 DEGREES EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF THIRD AVENUE, A DISTANCE OF 569.72 FEET TO THE POINT OF BEGINNING, ALL IN THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED DATED MAY 10, 1957 AND RECORDED JUNE 7, 1957 AS DOCUMENT 16925586 FOR SWITCH TRACK CROSSING IN AN EASTERLY AND WESTERLY DIRECTION ACROSS PART OF THE LAND DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 IN CONRAD MOEHLING'S SUBDIVISION IN THE FRACTIONAL WEST 1/2 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF THE MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILROAD COMPANY 2838.05 FEET SOUTH OF THE NORTH LINE OF SAID FRACTIONAL WEST 1/2 OF SECTION 8, AS MEASURED ALONG SAID WEST

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Exhibit A, continued:

RIGHT OF WAY LINE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE 1356.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 210.21 FEET; THENCE SOUTH ALONG A LINE 210 FEET WEST OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SAID WEST RIGHT OF WAY LINE A DISTANCE OF 1082.11 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE 0 38 DEGREES, 32 MINUTES, 33 SECONDS FROM SOUTH TO EAST WITH THE AFORESAID LINE EXTENDED SOUTH A DISTANCE OF 337.03 FEET TO THE POINT OF BEGINNING.

**Permanent Index Number(s):** 09-08-307-004-0000 Vol 86

**Common Address:** 301-363 N. Third Ave., Des Plaines, IL 60018

Property of Cook County Clerk's Office

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## EXHIBIT B

### Permitted Exceptions

1. The final installment of 2015 general real estate taxes and general real estate taxes for 2016 and subsequent years, which are not yet due or payable.
2. Terms and provisions of the deed recorded January 7, 1957 as document no. 16925586 to create title to the easement.  
  
(Affects Parcel 2)
3. Terms, conditions and provisions of Ordinance No. 06-11 entitled An ordinance annexing certain territory to the Des Plaines Park District, Cook County, Illinois recorded December 07, 2006 as document 0634122015.

Property of Cook County Clerk's Office