

# UNOFFICIAL COPY



**PREPARED BY:**

Chris Chen, Esq.  
Prologis, Inc.  
4545 Airport Way  
Denver, CO 80239

Doc#: 1620422171 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/22/2016 01:34 PM Pg: 1 of 5

*NCS-755018-21 cc*  
**WHEN RECORDED RETURN TO:**

Miller Starr Regalia  
1331 N. California Blvd., 5th Flr.  
Walnut Creek, CA 94596  
Attention: Hans Lapping

**MAIL TAX STATEMENTS TO:**

CHI 3, LLC  
c/o Equinix, Inc.  
One Lagoon Drive  
Redwood City, CA 94065  
Attention: Stuart S. Thompson Director, Real Estate - Americas

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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 dissolution to ProLogis-Exchange II (8) LLC, a Delaware limited liability company, 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 **CHI 3, LLC**, a Delaware limited liability company, whose address is c/o Equinix, Inc., One Lagoon Drive, Redwood City, CA 94065 ("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.

1 of 1

CCRD REVIEW *RW*

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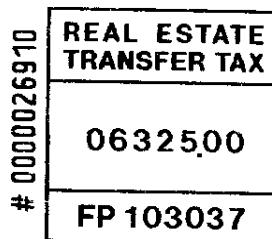
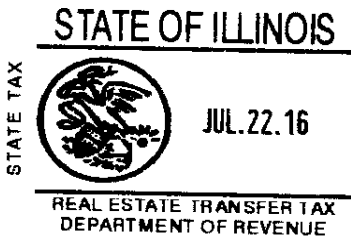
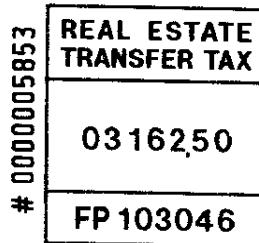
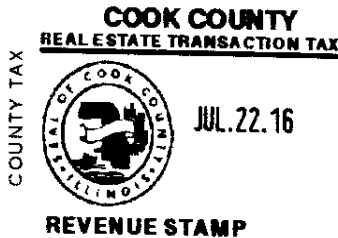
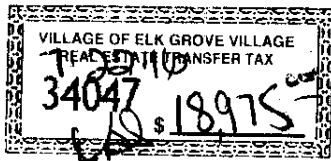
And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that 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**, only to the Permitted Exceptions (including, without limitation items identified in the ALTA Survey identified therein), all of which are set forth on **Exhibit B**, attached hereto and made a part hereof.

**Permanent Index Number(s):** 08-35-104-074-0000 Vol. 50

**Common Address:** 2001 Lunt Avenue, Elk Gove Village, IL 60007

[Remainder of page intentionally blank; signature page follows]



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

PROLOGIS, a Maryland real estate investment trust, as successor by dissolution to ProLogis-Exchange IL (8) LLC, a Delaware limited liability company

By: Megan Robert  
Name: Megan Robert  
Title: Senior Vice President

STATE OF COLORADO  
CITY/COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of July, 2016, by Megan Robert, as Senior Vice President of Prologis, a Maryland real estate investment trust, on behalf of said real estate investment trust.

LINDA L MAUPIN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19964010734  
MY COMMISSION EXPIRES JUNE 21, 2020

Linda L. Maupin  
Notary Public

My Commission Expires: June 21, 2020

Property of Cook County Clerk's Office

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## EXHIBIT A

### The Property

#### PARCEL 1:

THAT PART OF THE WEST 364.60 FEET OF THE EAST 1300 FEET (AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF) OF LOT 17 IN CENTEX INDUSTRIAL PARK UNIT 3 (HEREINAFTER DESCRIBED) FALLING WITHIN THE SUBDIVISION OF THE ESTATE OF HENRY LANDMEIER OF PARTS OF SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID CENTEX INDUSTRIAL PARK UNIT 3, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID CENTEX INDUSTRIAL PARK UNIT 3, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 1, 1959 AS DOCUMENT NUMBER 1858615.

#### PARCEL 2:

A NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED FEBRUARY 12, 1998 AND RECORDED FEBRUARY 17, 1998 AS DOCUMENT 98123077 BETWEEN ROLLEX CORPORATION AND CENTERPOINT PROPERTIES TRUST FOR THE PURPOSE OF INGRESS AND EGRESS OVER, UPON AND ACROSS THE WEST PARCEL JOINT ENTRANCE AND TO PROVIDE ACCESS FOR MOTOR VEHICLE AND PEDESTRIAN TRAFFIC TO AND FROM THE JOINT TURNAROUND AREA AS DEPICTED ON THE SITE PLAN ATTACHED TO SAID AGREEMENT AS EXHIBIT C.

**Permanent Index Number(s):** 08-35-104-074-0000 Vol. 50

**Common Address:** 2001 Lunt Avenue, Elk Gove Village, IL 60007

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## EXHIBIT B

### Permitted Title Exceptions

1. General real estate taxes for the 2nd Installment of 2015 and the year 2016, not yet due or payable.
2. Building line(s) as shown on the Plat of Centex Industrial Park Unit No. 3 recorded May 1, 1959 as document 17525861 and filed as LR1858615 affecting the North 25 feet of the land.
3. Easement 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 over land to serve adjacent premises and also with right of access thereto as granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on the Plat of Centex Industrial Park Unit Number 3 recorded May 1, 1959 as document 17525861 and filed as LR1858615 over the South 10 feet and North 25 feet of land and as amended by LR2007291 registered November 9, 1961 and recorded as Document 18325887 and as shown on plat of Rollex Corporation Resubdivision, aforesaid.
4. Easement for public utilities and drainage as shown on the Plat of said Subdivision over the South 10 feet of land as amended by Document LR 2007291 registered November 9, 1961 and recorded November 9, 1961 as Document 18325887.
5. Easement for sewer, water and drainage as shown on the Plat of Centex Industrial Park Unit Number 3, recorded May 1, 1959 as document 17525861 and filed as LR1858615 and Rollex Corporation Resubdivision aforesaid over the North 25 feet of the land.
6. Easement in favor of Centerpoint Properties Trust, a Maryland Real Estate Investment Trust, its successors and assigns, recorded February 17, 1998 as Document 98123077, for the purpose of ingress and egress over, upon and across a portion of the land as depicted on the site plan attached thereto as Exhibit C, and the terms and provisions relating thereto.
7. The rights of possession of those tenants, as tenants only, pursuant to written but unrecorded lease agreements, without any rights or options to purchase.