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1733829061

PREPARED BY:

Tim Peters, Esq.
Prologis, Inc.
1800 Wazee St., Suite 500
Denver, CO 80202

Doc# 1733829061 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/04/2017 12:46 PM PG: 1 OF 5

WHEN RECORDED
RETURN TO:

Record & Return to:

Land Services USA, Inc.
1 South Church Street, Suite 300
West Chester, PA 19382

LF 17-3474

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

On this 29 day of NOV, 2017, THE GRANTOR, PLDSPE LLC, a Delaware limited liability company, whose address is c/o Prologis, Inc., 1800 Wazee Street, Suite 500, Denver, CO 80202, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to GRANTEE, BRE ALPHA INDUSTRIAL PROPERTY OWNER LLC, a Delaware limited liability company, whose address is c/o Gateway, P.O. Box A-3879, Chicago, Illinois 60690-3879, and its successors and assigns all of the real estate legally described on EXHIBIT A attached hereto (the "Property"), together with any and all structures and improvements located thereon, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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 the Grantor, either in law or equity, of, in and to the above described premises, including any right, title and interest of Grantor in and to adjacent streets, alleys, roads, strips and gores, rights-of-way, easements, air and wind rights, subsurface rights, development rights, entitlements, dedications and water rights appertaining thereto, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the 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, subject only to: real property taxes due and payable in the year 2017 and subsequent years; 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; any state of facts which a personal inspection of the Property made as of the date hereof would show; and the Permitted Exceptions set forth on EXHIBIT B attached hereto and made a part hereof.

DES PLAINES Real Estate Transfer Tax
No. 62266
\$2.00 per \$1,000.00
11/27/17
2200 S MT PROSPECT
CITY OF DES PLAINES



Ry

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PIN: 08-25-400-007-0000

Common Address: 2200 S. Mt. Prospect Road, Des Plaines, Illinois

[Remainder of page intentionally blank; signature page follows]

REAL ESTATE TRANSFER TAX		04-Dec-2017
		COUNTY: 4,405.00
		ILLINOIS: 8,810.00
		TOTAL: 13,215.00
<hr/>		
08-25-400-007-0000	20171101654491	1-784-567-840


**COOK COUNTY
RECORDER OF DEEDS**

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first written above.

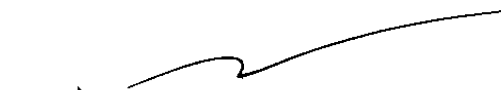
GRANTOR:

PLDSPE LLC,
a Delaware limited liability company

By: 
Name: Jason Bost
Title: Vice President

STATE OF COLORADO
COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 21st day of November, 2017 by Jason Bost, as Vice President of PLDSPE LLC, a Delaware limited liability company, on behalf of said limited liability company.


Notary Public

My Commission Expires: 6.19.21

Send future real estate tax bills to:
c/o Property Tax Gateway
P.O. Box A-3879
Chicago, Illinois 60690-3879
Attn: Connie Ellis

MICHAEL F DRUMMY
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 20014019062
My Commission Expires 6.19.2021

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Exhibit A

Legal Description

2200 S. Mt. Prospect Road, Des Plaines, Illinois

Real property in the City of Des Plaines, County of Cook, State of Illinois, described as follows:

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 25, SAID POINT BEING SOUTH 00 DEGREES 11 MINUTES EAST, 317.5 FEET FROM A DRILL HOLE IN THE PAVEMENT AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND RUNNING THENCE NORTH 69 DEGREES 59 MINUTES WEST 912.16 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; AND LYING EAST AND NORTH OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, SAID POINT BEING NORTH 89 DEGREES 39 MINUTES 37 SECONDS EAST 1601.0 FEET FROM THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 AND RUNNING THENCE SOUTH 31 DEGREES 32 MINUTES 09 SECONDS WEST, 194.6 FEET; THENCE SOUTH 66 DEGREES 20 MINUTES WEST 104.0 FEET; THENCE SOUTH 19 DEGREES 41 MINUTES 48 SECONDS EAST 249.5 FEET; THENCE SOUTH 46 DEGREES 00 MINUTES 00 SECONDS EAST, 134.0 FEET; THENCE SOUTH 69 DEGREES 30 MINUTES EAST, 120.0 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 51 SECONDS EAST, 976.0 FEET TO THE EAST LINE OF SAID SECTION 25, (EXCEPTING FROM THE AFORESAID TRACT THAT PART THEREOF WHICH LIES WEST OF A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, FROM A POINT ON THE SOUTH LINE OF THE AFORESAID TRACT WHICH IS 788.63 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25) (EXCEPT THEREFROM THE WEST 17 FEET OF THE EAST 50.0 FEET AS CONDEMNED IN CONDEMNATION CASE NUMBER 84L52534 AND FILED AS DOCUMENT NUMBER LR3420585), IN COOK COUNTY, ILLINOIS.

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Exhibit B

Permitted Exceptions

1. Terms, provisions and conditions contained in Lease by and between Prologis, Lessor, and Lamar Advertising Company, Lessee, dated January 26, 2004 as disclosed by a Memorandum of Lease - Lease #8665 recorded February 23, 2004 as document 0405431077, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
 Note: Said lease provides for a term of Ten (10) years.
 Note: Said lease extended for an additional Ten (10) years.
 (Affects billboard located in the Northwest portion of the Property)
2. Terms, provisions and conditions contained in Lease by and between Prologis, Lessor, and Lamar Advertising Company, Lessee, dated January 26, 2004 as disclosed by a Memorandum of Lease - Lease #2915 recorded February 23, 2004 as document 0405431078, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
 Note: Said lease provides for a term of Ten (10) years.
 Note: Said lease extended for an additional Ten (10) years.
 (Affects billboard located in the Northerly portion of the Property)
3. Easement for ingress and egress as established by Easement Agreement between The Illinois State Tollway Authority and Niedert Terminals, Inc., recorded as document T-2524770, and the terms and conditions thereof.

 Assignment Agreement recorded February 14, 1935 as document 27444075 from The Illinois State Tollway Authority to the City of Des Plaines.
4. Easement for sanitary sewer as established by Agreement between Clarence Goode and Niedert Terminals, Inc., recorded as document T-2444097, and the terms, covenants and conditions thereof.
 (Affects the South 5 feet of the Property)
5. Gas Main Easement in favor of Northern Illinois Gas Company for the installation, maintenance, repair, relocation, removal and renewal of gas mains granted by document T-2587929 recorded October 18, 1971, and the terms and conditions thereof.
 (Affects the South 10 feet of the Property)
6. Gas Main Easement in favor of Northern Illinois Gas Company for the installation, maintenance, repair, relocation, removal and renewal of gas mains granted by document T-2533506, and the terms and conditions thereof.
 (Affects the South 10 feet of the East 130 feet of the Property)
7. Easement in favor of Northern Illinois Gas Company for the installation, maintenance, repair, relocation, removal and renewal of gas mains granted by document T-2568041 recorded July 12, 1971, and the terms and conditions thereof.
 (Affects the South 10 feet of the East 130 feet of the Property)
8. Rights of the Public, the State of Illinois and the Municipality in and to that part of the Property, taken or used for road purposes as shown on the Right of Way Plat Mt. Prospect Road, recorded December 4, 1996 as document 96916889.