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PREPARED BY:

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

Doc# 1733829065 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/04/2017 12:49 PM PG: 1 OF 6

WHEN RECORDED

RETURN TO:

Record & Return to:

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

1LFA17-3473

(Above Space for Recorder's use only)

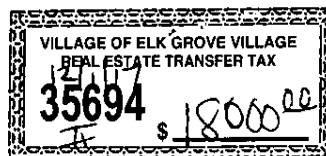
SPECIAL WARRANTY DEED

On this 29 day of NOV, 2017, THE GRANTOR, PROLOGIS NA2 U.S. 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.



JA



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PIN: 08-27-303-074-0000

Common Address: 747 Chase Avenue, Elk Grove Village, IL

[Remainder of page intentionally blank; signature page follows]

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		04-Dec-2017
	COUNTY:	3,000.00
	ILLINOIS:	6,000.00
	TOTAL:	9,000.00
08-27-303-074-0000		20171101654485 0-483-792-928

**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:

PROLOGIS NA2 U.S. LLC,
a Delaware limited liability company

By: ProLogis NA2 Fund,
a Delaware general partnership,
its sole member

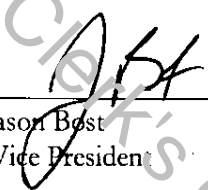
By: ProLogis NA2 Fund GP LLC,
a Delaware limited liability company,
its managing general partner

By: ProLogis NA2 Sub Holdings LLC,
a Delaware limited liability company,
its sole member

By: ProLogis NA2 Sub LP,
a Delaware limited partnership,
its sole member

By: ProLogis NA2 Sub GP LLC,
a Delaware limited liability company,
its general partner

By: ProLogis Logistics Services Incorporated,
a Delaware corporation, its sole member

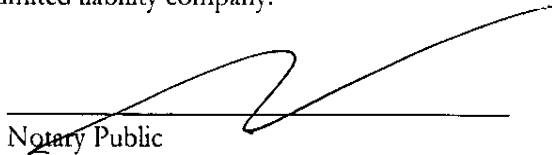
By: 
Name: Jason Best
Title: Vice President

Property of Cook County Clerk's Office

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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 ProLogis Logistics Services Incorporated, a Delaware corporation, on behalf of said corporation; said corporation being the sole member of ProLogis NA2 Sub GP LLC, a Delaware limited liability company; said limited liability company being the general partner of ProLogis NA2 Sub LP, a Delaware limited partnership; said limited partnership being the sole member of ProLogis NA2 Sub Holdings LLC, a Delaware limited liability company; said limited liability company being the sole member of ProLogis NA2 Fund GP LLC, a Delaware limited liability company; said limited liability company being the ProLogis NA2 Fund, a Delaware general partnership; said general partnership being the sole member of ProLogis NA2 U.S. LLC, a Delaware 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

747 Chase Avenue, Elk Grove Village, Illinois

Real property in the Village of Elk Grove, County of Cook, State of Illinois, described as follows:

LOT 395 IN CENTEX INDUSTRIAL PARK UNIT 242, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1979 AS DOCUMENT 15085633, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
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Exhibit B

Permitted Exceptions

1. Terms, conditions, provisions and restrictions as contained in a Grant in favor of Northern Illinois Gas Company, its successors and assigns recorded June 9, 1980 as document 25480258.
(Affects the West 10 feet of the East 75 feet except the South 120 feet of the Property)
2. Terms, conditions, provisions and restrictions as contained in a Grant of Easements in favor of Illinois Bell Telephone Company, Commonwealth Edison Company, Northern Illinois Gas Company and Elk Grove Water & Sewer Company recorded October 5, 1962 as document 18610411.
(Affects the North 25 feet and the South 10 feet of the North 600.00 feet of the Property)
3. Terms, conditions and provisions as contained in a Grant of Easement in favor of Commonwealth Edison Company recorded May 16, 1980 as document 25459866.
(Affects a 10 foot wide easement located approximately 15 feet East of the existing building)
4. Building line as shown on the Plat of Centex Industrial Park Unit 242 recorded as document 25085633.
(Affects the North 25 feet of the Property)
5. Public utilities and drainage easements and the provisions contained therein as shown on the Plat of Centex Industrial Park Unit 242 recorded as document 25085633.
(Affects the West 15 feet and the Southeast 15 feet of the Property)
6. Underground public utilities, sewer, water and drainage easement and the provisions contained therein as shown on the Plat of Centex Industrial Park Unit 242 recorded as document 25085633.
(Affects the North 25 feet of the Property)