

UNOFFICIAL COPY

PREPARED BY:

Chris Chen, Esq.
Prologis, Inc.
Pier One, Bay One
San Francisco, CA 94111

WHEN RECORDED RETURN TO:

1 Land Services USA, Inc .P
2 1 South Church Street, Suite 300
3 West Chester, PA 19382
4 (610) 429-3145 *LCFA 8-0886*

MAIL TAX STATEMENTS TO:

Dawson Logistics Assets LLC
5 Bryant Park, 28th Floor,
New York, NY 10018, United States



Doc# 1827734061 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/04/2018 03:46 PM PG: 1 OF 5

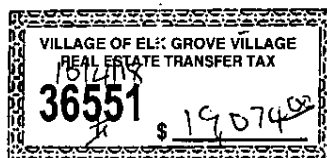
SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT Prologis, a Maryland real estate investment trust, successor by dissolution of MIT Secured L.P., formerly known as Progress Center/Alabama Limited Partnership, a California limited partnership, whose address is c/o Prologis, Inc., 1800 Wazee Street, Suite 500, Denver, CO 80202 ("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 **Dawson Logistics Assets LLC**, a Delaware limited liability company, whose address is c/o Mapletree Investments Pte Ltd., 10 Pasire Panjang Road, #13-01 Mapletree Business City, Singapore 117438 ("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.



Elk Grove 18
950-1000 Lunt Ave.
Elk Grove Village, IL 60007

A

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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, 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; 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.

Permanent Index Number(s): 08-34-101-012-0000 Vol. 50

Common Address: 950-1000 Lunt Ave., Elk Grove Village, IL 60007

[Signature Page Follows]

REAL ESTATE TRANSFER TAX		04-Oct-2018	
		COUNTY:	3,178.75
		ILLINOIS:	6,357.50
		TOTAL:	9,536.25
08-34-101-012-0000		20180701619628 0-184-514-720	

Elk Grove 18
950-1000 Lunt Ave.
Elk Grove Village, IL 60007

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[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 19th day of September, 2018, and made effective Oct 1, 2018.

PROLOGIS, a Maryland real estate investment trust, successor by dissolution of MIT Secured L.P., formerly known as Progress Center/Alabama Limited Partnership, a California limited partnership

Property of Cook County Clerk's Office

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 19 day of September, 2018, by Megan Robert, as Senior Vice President of Prologis, a Maryland real estate investment trust, on behalf of said real estate investment trust.

Tammy L Colvocoresses
Notary Public

My Commission Expires: 12/19/21

TAMMY L COLVOCORESSES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964009953
MY COMMISSION EXPIRES DECEMBER 19, 2021

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EXHIBIT A

The Property

LOT 73 IN CENTEX INDUSTRIAL PARK UNIT NUMBER 44, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART TAKEN FOR ROAD PURPOSES CONVEYED IN DEED RECORDED JANUARY 23, 2007 AS DOCUMENT 0702318033, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Permitted Exceptions

1. Easement for drainage therein along the North 15 feet of the Land as shown on the Plat of Centex Industrial Park Unit Number 44 recorded August 18, 1966 as document 19920171.
2. Easement for sewer, water and drainage as shown on the Plat of Centex Industrial Park Unit Number 44 recorded August 18, 1966 as document 19920171 along the South and East 25 feet of the Land.
3. Building line along the South and East 25 feet of the Land as shown on the Plat of Centex Industrial Park Unit Number 44 recorded August 18, 1966 as Document 19920171.
4. Easement as shown on the Plat of Centex Industrial Park Unit Number recorded August 18, 1966 as document 19920171 reserved for and granted to The Illinois Bell Telephone company and The Commonwealth Edison Company and their respective successors and assigns.
5. Easement as shown on the Plat of Centex Industrial Park Unit Number 44 recorded August 18, 1966 as document 19920171 reserved for and granted to Northern Illinois Gas Company its successors and assigns.
6. Easement as shown on the Plat of Centex Industrial Park Unit Number 44 recorded August 18, 1966 as document 19920171 reserved for and granted to Northern Illinois Gas Company its successors and assigns.