

UNOFFICIAL COPY

PREPARED BY:

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



1827734062D

WHEN RECORDED RETURN TO:

Land Services USA, Inc LP
1 South Church Street, Suite 300
West Chester, PA 19382
(610) 429-3145

Doc# 1827734062 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/04/2018 03:48 PM PG: 1 OF 5

MAIL TAX STATEMENTS TO:

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

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT PLDAB LLC, a Delaware limited liability company, 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 **ANSON 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.

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

DES PLAINES Real Estate Transfer Tax No. 63322
\$2.00 per \$1,000.00
10/1/18
2050 S MT PROSPECT
CITY OF DES PLAINES

Des Plaines 3
2050 S. Mt. Prospect Rd.
Des Plaines, IL 60018

R

UNOFFICIAL COPY



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): 08-25-203-020-0000 Vol. 50

Common Address: 2050 S. Mt. Prospect Rd., Des Plaines, IL 60018

[Signature Page Follows]

REAL ESTATE TRANSFER TAX		04-Oct-2018
		COUNTY: 4,187.50
		ILLINOIS: 8,375.00
		TOTAL: 12,562.50
08-25-203-020-0000		20180701625618 1-755-510-944

Des Plaines 3
2050 S. Mt. Prospect Rd.
Des Plaines, IL 60018

UNOFFICIAL COPY

[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 10/1/18.

PLDAB 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 19 day of September, 2018, by Megan Robert, as Senior Vice President of PLDAB LLC, a Delaware limited liability company, on behalf of said limited liability company.

Tammy Colvocoresses
Notary Public

My Commission Expires: 12/19/21

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

Des Plaines 3
2050 S. Mt. Prospect Rd.
Des Plaines, IL 60018

UNOFFICIAL COPY

EXHIBIT A
The Property

THE EAST 832 FEET OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 25, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 600 FEET THEREOF AND EXCEPT THE SOUTH 332.5 FEET (AS MEASURED ALONG THE EAST LINE OF SAID NORTHEAST 1/4) (EXCEPT THEREFROM THAT PART TAKEN FOR STREET BY PLAT OF DEDICATION REGISTERED AS DOCUMENT NUMBER 3420403), IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 08-25-203-020-0000 Vol. 50

Common Address: 2050 S. Mt. Prospect Rd., Des Plaines, IL 60018

Property of Cook County Clerk's Office

Des Plaines 3
2050 S. Mt. Prospect Rd.
Des Plaines, IL 60018

UNOFFICIAL COPY

EXHIBIT B

Permitted Exceptions

1. Grant of Easement dated November 29, 1983 and recorded December 13, 1983 as document 26894695 made by The Cosmopolitan National Bank of Chicago as Trustee under Trust Number 15797 to The Commonwealth Edison Company and Central Telephone Company.

(Affects the North 10 feet of the South 24 feet of the East 300 of the Land).

Property of Cook County Clerk's Office