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\*19064341100\*

Doc# 1906434110 Fee \$60.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/05/2019 04:00 PM PG: 1 OF 12

**This Deed Prepared By:**

Kyle M. Baltes, Esq.  
Jones Day  
77 West Wacker Drive  
Chicago, Illinois 60601

**After Recording Return To:**

J. Kevin Ray, Esq.  
Campbell Killin Brittan & Ray LLC  
270 St. Paul Street, Suite 200  
Denver, Colorado 80206

**Send Subsequent Tax Bills To:**

Dream Industrial REIT  
30 Adelaide Street East, Suite 301  
Toronto, ON M5C 3H1 Canada  
Attention Realty Tax Admin - Property Operations

## SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 1<sup>st</sup> day of March, 2019, by and between **TSP ALSIP, L.L.C.**, a Delaware limited liability company (the "*Grantor*"), having an address of c/o Transwestern Investment Group, 8235 Douglas Avenue, Suite 450, Dallas, Texas 75225, and **DREAM INDUSTRIAL ALSIP (IL) LLC**, a Delaware limited liability company (the "*Grantee*"), having an address of c/o PaulsCorp, LLC, 100 St Paul, Suite 300, Denver, Colorado 80206.

WITNESSETH, that 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 by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, the property described on Exhibit A attached hereto and made a part hereof, which property is situated in the County of Cook and State of Illinois (the "*Property*"). The Property hereby conveyed is conveyed subject to the exceptions set forth on Exhibit B attached hereto and made a part hereof (the "*Permitted Exceptions*").

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the 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 Property with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Property with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise, and agree, to and with the Grantee, and its assigns, that except for the Permitted Exceptions, the Grantor 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 except for the Permitted Exceptions, said Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND..

[Remainder of page left intentionally blank; signature page to follow]

VILLAGE TAX

**VILLAGE OF ALSIP**



MAR. -5. 13

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000002618

<b>REAL ESTATE TRANSFER TAX</b>
6084040
FP326706

**REAL ESTATE TRANSFER TAX**



05-Mar-2/13

COUNTY: 8,691.50  
ILLINOIS: 17,383.00  
TOTAL: 26,074.50

24-28-400-078-0000

| 20190201608781 | 0-096-642-464

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents as of the day and year first above-written.

**TSP ALSIP, L.L.C.,**  
a Delaware limited liability company

By: *Reid Bourgeois*  
Name: Reid Bourgeois  
Title: Authorized Representative

STATE OF Texas )  
 ) ss.  
COUNTY OF Dallas )

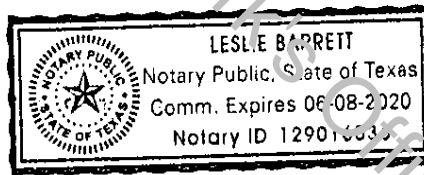
I, Leslie Barrett, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Reid Bourgeois, the Authorized Representative of TSP ALSIP, L.L.C., a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 26 day of February, 2019 and acknowledged that he signed and delivered the said instrument as his/her own free and voluntary act on behalf of said entities, for the uses and purposes therein set forth.

Given under my hand and seal this 26 day of February, 2019.

*Leslie Barrett*  
Notary Public

My commission expires:

2/8/2020



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## EXHIBIT A

### Legal Description

PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF SAID WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 28 AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 1146.39 FEET TO THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE NORTHEASTERLY LINE OF THE PROPERTY CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON MAY 9, 1958 AS DOCUMENT #17201136, (WHICH POINT OF INTERSECTION IS 1509.54 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SOUTH EAST 1/4); THENCE SOUTHEASTWARDLY ALONG THE NORTHEASTERLY LINE OF THE PROPERTY SO CONVEYED, (BEING A STRAIGHT LINE WHICH IF EXTENDED WILL INTERSECT THE EAST LINE OF SAID WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 28 AT A POINT 1214.48 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID WEST 1/2), A DISTANCE OF 222.63 FEET TO A DEFLECTION POINT IN SAID PROPERTY LINE; THENCE SOUTH EASTWARDLY, CONTINUING ALONG SAID PROPERTY LINE, BEING A LINE FORMING AN ANGLE OF 2 DEGREES 34 MINUTES 34 SECONDS TO THE LEFT WITH THE PREVIOUS LINE AS EXTENDED, A DISTANCE OF 600.61 FEET TO A DEFLECTION POINT IN SAID PROPERTY LINE; THENCE SOUTHEASTWARDLY CONTINUING ALONG SAID PROPERTY LINE, BEING A LINE FORMING AN ANGLE OF 4 DEGREES 47 MINUTES 49 SECONDS TO THE LEFT WITH THE PREVIOUS COURSES EXTENDING, A DISTANCE OF 257.13 FEET TO A DEFLECTION POINT IN SAID PROPERTY LINE; THENCE NORTHEASTWARDLY, CONTINUING ALONG SAID PROPERTY LINE, BEING A LINE FORMING AN ANGLE OF 32 DEGREES 35 MINUTES 03 SECONDS TO THE LEFT WITH THE PREVIOUS LINE EXTENDED, A DISTANCE OF 311.37 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 28; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 28 A DISTANCE OF 1178.67 FEET TO THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 28; AND THENCE WEST ALONG THE NORTH LINE OF SAID WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 28, A DISTANCE OF 1340.70 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF LYING WEST OF A LINE WHICH IS 367.33 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SAID WEST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 28,

AND ALSO EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS::

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BEGINNING AT THE NORTHEAST CORNER OF THE SAID WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 28; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH EAST 1/4 A DISTANCE OF 973.37 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 33.00 FEET TO A POINT; THENCE EAST ON A LINE PARALLEL WITH AND 33.0 FEET SOUTH OF THE SAID NORTH LINE OF THE SOUTH EAST 1/4 OF SECTION 28 A DISTANCE OF 973.37 FEET TO A POINT; THENCE NORTH ON THE EAST LINE OF THE AFORESAID WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 28 A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING,

AND ALSO EXCEPTING THEREFROM THE FOLLOWING 2 PARCELS OF LAND CONDEMNED BY THE VILLAGE OF ALSIP IN CASE NUMBER 71 CO 42:

(A):

THE EAST 40 FEET OF THE SOUTH 427 FEET OF THE NORTH 460 FEET OF SAID NORTHWEST 1/4 OF SOUTH EAST 1/4;

(B):

THE WEST 10 FEET OF THE EAST 238.70 FEET OF THE SOUTH 175.70 FEET OF THE NORTH 208.70 FEET OF SAID NORTHWEST 1/4 OF SOUTH EAST 1/4, ALL IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM:

THAT PART FALLING WITHIN 123RD STREET AS SET FORTH ON THE PLAT OF DEDICATION RECORDED AS DOCUMENT NUMBER 21692168;

ALSO EXCEPTING THEREFROM:

THAT PART OF THE LAND CONVEYED TO THE ALSIP PARK DISTRICT BY QUIT CLAIM DEED RECORDED DECEMBER 11, 1998 AS DOCUMENT NUMBER 08127540;

AND ALSO EXCEPTING THEREFROM THAT PART OF THE LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY, BY THE SPECIAL WARRANTY DEED RECORDED JUNE 11, 2007 AS DOCUMENT NO. 0716246044,

ALL IN COOK COUNTY, ILLINOIS. PARCEL 2:

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 138.65 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4, SAID

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POINT BEING THE SOUTHWEST CORNER OF 123RD STREET, AS DEDICATED; THENCE NORTH 90 DEGREES WEST, 764.94 FEET ALONG THE LAST SAID SOUTH LINE TO THE EAST LINE OF 123RD STREET; THENCE NORTH 0 DEGREE, 01 MINUTES, 34 SECONDS WEST, 33 FEET ALONG THE LAST SAID LINE; THENCE NORTH 89 DEGREES, 59 MINUTES, 47 SECONDS WEST, 65.83 FEET ALONG THE NORTH LINE OF 123RD STREET TO A LINE 12 FEET EAST OF AND PARALLEL TO AN EXISTING RAILROAD TRACK; THENCE NORTHERLY ON THE LAST SAID LINE ON A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 398.28 FEET, AN ARC DISTANCE OF 37.95 FEET AND A CHORD BEARING OF NORTH 10 DEGREES, 38 MINUTES, 44 SECONDS EAST; THENCE NORTH 13 DEGREES, 04 MINUTES, 23 SECONDS EAST, 35.31 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONVEX TO THE EAST HAVING A RADIUS OF 422.28 FEET, AN ARC DISTANCE OF 254.46 FEET AND A CHORD BEARING OF NORTH 4 DEGREES, 11 MINUTES, 24 SECONDS WEST; THENCE NORTH 60 DEGREES, 33 MINUTES, 29 SECONDS EAST 37.35 FEET TO A POINT ON CURVE; THENCE EASTERLY ON A CURVE CONVEX TO THE SOUTH HAVING A RADIUS OF 385.28 FEET, AN ARC DISTANCE OF 290 FEET AND A CHORD BEARING OF SOUTH 69 DEGREES, 35 MINUTES, 19 SECONDS EAST TO A POINT OF TANGENT; THENCE NORTH 88 DEGREES, 52 MINUTES, 53 SECONDS EAST 125.75 FEET TO A POINT OF CURVE; THENCE EASTERLY ON A CURVE CONVEX TO THE NORTH HAVING A RADIUS OF 383.09 FEET, AN ARC DISTANCE OF 106.44 FEET, A CHORD BEARING OF SOUTH 83 DEGREES, 09 MINUTES, 31 SECONDS EAST; THENCE SOUTHEASTERLY ON A CURVE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 459.28 FEET, AN ARC DISTANCE OF 417.67 FEET AND A CHORD BEARING OF SOUTH 49 DEGREES, 08 MINUTES, 47 SECONDS EAST TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

A PARCEL OF LAND IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4, 973.37 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE 33 FEET TO A POINT; THENCE EAST ON A LINE PARALLEL WITH AND 33 FEET SOUTH OF SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 28, 973.37 FEET TO A POINT; THENCE NORTH ON THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, 33 FEET TO THE POINT OF BEGINNING,

(EXCEPTING THEREFROM THAT PART OF THE LAND CONVEYED TO ALSIP PARK DISTRICT, A MUNICIPAL CORPORATION BY DEED RECORDED MAY 18, 1998 AS DOCUMENT NO. 98408715, LEGALLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, THENCE SOUTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4

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OF SECTION 28 A DISTANCE OF 33 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 121.32 FEET TO A POINT; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 WHICH LIES A DISTANCE OF 139 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28; THENCE EAST ON THE NORTH LINE OF THE SOUTHEAST 1/4 A DISTANCE OF 139 FEET TO THE POINT OF BEGINNING.)IN COOK COUNTY, ILLINOIS

AND EXCEPTING THAT PART OF FALLING WITHIN 123 RD STREET AS SET FORTH ON PLAT OF DEDICATION RECORDED AS DOCUMENT NUMBER 21693168

EXCEPTING ANY PART TAKEN FOR ROAD OR HIGHWAY PURPOSES, ALL IN COOK COUNTY, ILLINOIS.

**Permanent Index Number(s):** 24-28-400-078-0000 Vol. 248 (Parcel 1);  
24-28-202-015-0000 Vol. 248 (Parcel 2);  
24-28-400-077-0000 Vol. 248 (Parcel 3).

**Common Address:** 5100 W. 123rd Street, Alsip, IL 60803

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## EXHIBIT B

### Permitted Exceptions

1. Applicable zoning and building ordinances and land use regulations.
2. Such state of facts as would be disclosed by an accurate survey of the Property.
3. Taxes for the second half of year 2018 and subsequent years, not yet due or payable.
4. Any exceptions caused by Grantee, its agents, representatives or employees.
5. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
6. Any contracts assigned from Grantor to Grantee.
7. Existing unrecorded leases to CIVF-IL1m03, LLC and Plasticpak Packaging, INC and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees evidenced by the document recorded January 15, 2010 as document 1001522058.
8. Easement over, under, across and through the following described property: That part of West 1/2 of South East 1/4 of said Section 28 bound and described as follows:

A strip of Land 20 feet wide, 10 feet on either side of the following described center line:

Commencing at the Northeast Corner of West 1/2 of the South East 1/4 of Said Section 28; thence North 90 degrees on the North line of West 1/2 of said South East 1/4 a distance of 160 feet to the point of beginning; thence South 26 degrees 37 minutes 55 seconds East a distance of 134.12 feet to a point on a line 100 feet West of and parallel with the East line of West 1/2 of South East 1/4 of Said Section 28; thence South 0 degrees 08 minutes 25 seconds East on the last described line a distance of 688 feet to a point on the arc of a circle; thence South on the Arc of a circle; convex to the East having a radius of 500 feet, a chord bearing of South 8 degrees 48 minutes 25 seconds East a distance of 301.07 feet to a point of compound curve; thence Southwesterly on the arc of a circle convex to the Southeast having a radius of 510 feet, a chord bearing of South 33 degrees 26 minutes 35 seconds West and a chord distance of 143.68 feet, a distance of 148.35 feet to a point of tangency; thence South 62 degrees 35 minutes 38 seconds West a distance of 70 feet to a point; thence South 37 degrees 48 minutes 03 seconds West a distance of 45.91 feet to a point on the Northeasterly right of way of the Illinois State Tollway, said point beginning 280 feet South of (as measured on the last described line) the East line of the West 1/2 of the South East 1/4 of said seconds 28, excepting from the above described tract of Land, the North 33 feet thereof in favor of property North and adjoining (separated by 123rd Street) to maintain a sewer line and headwall and to provide a drainage course for storm water, as granted by La Salle National Bank Trust No. 47336 to La Salle National Bank, Trust No. 47516 by



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instrument dated March 13, 1975 and recorded June 2, 1975 as document 23098517 and terms and conditions therein contained.

(Affects Parcel 1)

9. Railroad switch tracks as shown on the survey prepared by JLH Land Surveying Inc., dated September 23, 2018, Job No. 18-280-111.3

(Affects Parcel 1, 2 and 3)

10. Encroachments as follows:

fence located mainly on the land onto the property east and adjoining by 1.03 feet, by 1.56 feet, by 9.16 feet, by 8.52 feet;

fence located mainly on the land south and adjoining on to the property by 2.38 feet and by 3.62 feet; sign located mainly on the land onto the property south and adjoining by 1.97 feet.

11. Rights of way for drainage ditches, feeders and laterals, If any.

12. Easement for sewer, watermain and public utilities recorded as Document No. 21693167 (Affecting the south 33 feet of Parcel 1 of the Land and all of Parcel 2 of the Land, and the terms and provisions contained therein).

13. Easement in favor of the Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 04013055, affecting the as shown on Exhibit A of the Land.

(Affects Parcel 2 and 3)

14. Reservation of easement in favor of Indiana Harbor Belt Railroad Company, as contained in the deed recorded July 8, 1991 as document 91336511 from Chicago Title and Trust Company, successor by consolidation and conversion to the Illinois Merchants Trust Company and Continental Illinois Bank and Trust Company, as trustee under trust agreement dated January 3, 1927 and known as Trust Number 48-05978, to K-Mart Corporation, a Michigan Corporation for the use, maintenance, repair, renewal, replacement, and removal of the Indiana Belt Harbor Railroad Company's Railroad tracks, materials, facilities, and appurtenances over across and along the Northerly and Westerly lines of the Land.

(Affects Parcels 2 and 3, for specific location of the easements, see document)

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15. Terms, provisions, conditions and limitations of the ordinance made by Village of Alsip establishing the Enterprise Zone benefits recorded October 14, 1992 as document 92764277.

(Affects Parcels 2 and 3)

16. Rights of the Public, the State of Illinois and the Municipality in and to that part of the Land, if any, taken or used for road purposes.

17. Terms, provisions and conditions contained in the Agreement of the Village of Alsip with TSP Alsip, L.L.C, including but not limited to reimbursements due to the Village, dated November 19, 2018 and recorded December 4, 2018 as document number 1833844059.

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

Escrow No.: CCH1801983LI

COUNTY OF COOK

TSP ALSIP, L.L.C., being duly sworn on oath, states that TSP ALSIP, L.L.C., resides at 5100 W 123rd Street, Alsip, IL 60803. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcel or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that TSP ALSIP, L.L.C., makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[signature page follows]

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IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**TSP ALSIP, L.L.C.**,  
a Delaware limited liability company

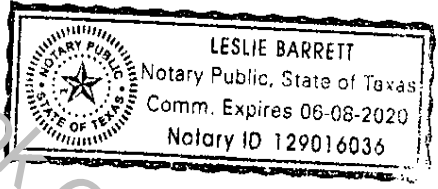
By: [Signature]  
Name: Reid Bourgeois  
Title: Authorized Representative

STATE OF Texas

COUNTY OF Dallas

Subscribed and sworn to before me this 26 of February, 2019.

[Signature]  
Notary Public



Property of Cook County Clerk's Office