

# UNOFFICIAL COPY

**PREPARED BY:**

John Harrison, Esq.  
Cleary Gottlieb Steen & Hamilton LLP  
One Liberty Plaza  
New York, NY 10006



Doc# 2003717074 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/06/2020 02:22 PM PG: 1 OF 6

**WHEN RECORDED RETURN TO:**

Land Services USA, Inc  
602 E. Baltimore Pike  
Suite 100  
Media, PA

**MAIL TAX STATEMENTS TO:**

Elgin Logistics Assets LLC  
c/o Mapletree US Management, LLC  
5 Bryant Park, 28<sup>th</sup> Floor  
New York, NY 10018  
Attention: Asset Management

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

THIS DEED IS EXEMPT UNDER 35 ILCS 200/31-45(e)

*SB* 9/19/2019

**QUIT CLAIM DEED**

FOR VALUABLE CONSIDERATION, ANSON LOGISTICS ASSETS LLC, a Delaware limited liability company, Grantor, hereby conveys and quitclaims to ELGIN LOGISTICS ASSETS LLC, a Delaware limited liability company, Grantee, whose address is c/o Mapletree US Management, LLC, 5 Bryant Park, 28<sup>th</sup> Floor, New York, NY 10018, any and all of Grantor's right, title and interest in and to the real property in Cook County, Illinois, described as follows:

See Exhibit A attached hereto and made as part hereof

together with all hereditaments and appurtenances belonging thereto.

[Remainder of page intentionally blank; signature page follows]

**REAL ESTATE TRANSFER TAX**

06-Feb-2020



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

12-08-100-006-8534 | 20200201608359 | 1-087-085-408

**REAL ESTATE TRANSFER TAX**

06-Feb-2020



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

12-08-100-006-8534 | 20200201608359 | 0-153-218-400

\* Total does not include any applicable penalty or interest due.

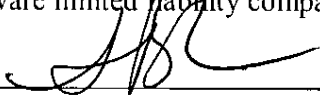
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S Y  
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S +  
M —  
SC —  
E —  
INT SB

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 9<sup>th</sup> day of September, 2019, and made effective the 4<sup>th</sup> day of February, ~~2019~~ 2020.

**ANSON LOGISTICS ASSETS LLC,**  
a Delaware limited liability company

By: 


Name: Sara Queen

Title: Vice President

STATE OF NEW YORK

COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of September, 2019 by Sara Queen, as Vice President of Anson Logistics Assets LLC, a Delaware limited liability company, on behalf of said limited liability company.

  
Notary Public

My Commission Expires:

**HORIM KATE LEE-MCCONNELL**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
No. 02LE6300139  
Qualified In New York County  
My Commission Expires 07-09-2022

[Seal]

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## EXHIBIT A

### Legal Description of the Property

**513 EXPRESS CENTER DRIVE  
CHICAGO, IL 60666**

PARCEL 1:

A PARCEL OF LAND BEING DESCRIBED IN ACCORDANCE WITH THE CHICAGO O'HARE INTERNATIONAL AIRPORT RECTANGULAR SYSTEM AS DESCRIBED AND MAPPED IN A CITY COUNCIL ORDINANCE PUBLISHED IN THE JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL DATED JULY 11, 1957 PAGES 5777 TO 5784, INCLUSIVE, THE BASIC POINT OF SAID SYSTEM IS DESCRIBED IN SECTION 1 OF SAID ORDINANCE. THE AFORESAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 16 AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT HAVING A COORDINATE OF 264+06.57 SOUTH AND 251-05.23 EAST; THENCE SOUTH 48°23'26" EAST ALONG A LINE HEREIN DESIGNATED AS A LINE "A" DRAWN TO A POINT HAVING A COORDINATE OF 267+78.44 SOUTH AND 255+23.94 EAST A DISTANCE OF 100.04 FEET TO A POINT HAVING A COORDINATE OF 264+73.00 SOUTH AND 251+80.03 EAST AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH 48° 23' 26" EAST FOR A DISTANCE OF 510.60 FEET TO A POINT HAVING A COORDINATE OF 268+12.06 SOUTH AND 255+61.80 EAST; THENCE SOUTH 41° 36' 30" WEST FOR A DISTANCE OF 584.38 FEET TO A POINT HAVING A COORDINATE OF 272+49.00 SOUTH AND 251+73.74 EAST; THENCE NORTH 48° 23' 26" WEST 510.60 FEET TO A POINT HAVING A COORDINATE OF 269+09.94 SOUTH AND 247+91.97 EAST. SAID LAST DESCRIBED POINT BEING ON A LINE DRAWN FROM THE POINT OF BEGINNING TO A POINT HAVING A COORDINATE OF 280+61.29 SOUTH AND 237+69.47 EAST; THENCE NORTH 41° 36' 30" EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 584.38 FEET TO THE POINT OF BEGINNING. IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE CITY OF CHICAGO, LANDLORD, PURSUANT TO THE TERMS OF THE LEASE DEMISING THE PROPERTY INSURED HEREIN AS PARCEL 1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET FORTH IN SECTION 2.04 OF THE LEASE OVER THE EASEMENT AREA DESCRIBED THEREIN.

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## PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE CITY OF CHICAGO, LANDLORD, PURSUANT TO THE TERMS OF THE LEASE DEMISING THE PROPERTY INSURED HEREIN AS PARCEL 1 FOR STORM WATER DRAINAGE OVER THE AREA WEST OF AND ADJACENT TO PARCEL 1 AS SET FORTH IN SECTION 2.08 OF THE LEASE.

## PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE CITY OF CHICAGO, LANDLORD, PURSUANT TO THE TERMS OF THE LEASE DEMISING THE PROPERTY INSURED HEREIN AS PARCEL 1 FOR INGRESS AND EGRESS ACROSS THAT PORTION OF THE ACCESS ROAD SHOWN ON EXHIBIT B TO THE SHORT FORM LEASE RECORDED AS DOCUMENT 96828939 AND FURTHER DESCRIBED IN SECTION 25.03 OF THE LEASE.

## PARCEL 5:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL GRANTED BY THE CITY OF CHICAGO LANDLORD PURSUANT TO THE TERMS OF THE LEASE DEMISING THE PROPERTY INSURED HEREIN AS PARCEL 1 FOR INGRESS AND EGRESS OVER THE SERVICE ROAD TO AND FROM THE SOUTHWEST CARGO COMPLEX AND TO AND FROM THE DEMISED LAND IN THE APPROXIMATE LOCATION SHOWN ON EXHIBIT C TO THE SHORT FORM LEASE RECORDED AS DOCUMENT 96828939 AND FURTHER DESCRIBED IN SECTION 25.03 OF THE LEASE.

## PARCEL 6:

EASEMENTS APPURTENANT TO, AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THAT CERTAIN DECLARATION OF EASEMENTS COVENANTS AND RESTRICTIONS MADE BY CENTERPOINT O'HARE L.L.C., DATED OCTOBER 25, 1996 RECORDED OCTOBER 30, 1996 AS DOCUMENT NUMBER 96828937 (THE "DECLARATION") AS FOLLOWS:

A NONEXCLUSIVE IRREVOCABLE AND PERPETUAL EASEMENT TO THE USER OF THE PHASE A-1 PARCEL TO CONNECT THE CATCH BASINS ON SUCH PARCEL TO THE STORM SEWERS DISCHARGING INTO CRYSTAL CREEK IN ACCORDANCE WITH THE UTILITY LAYOUT (EXHIBIT E2 TO DECLARATION) AND TO USE, MAINTAIN AND REPAIR SUCH STORM SEWERS FOR THE FLOW OF RUN-OFF WATER THROUGH THE STORM SEWERS CONSTRUCTED OR TO BE CONSTRUCTED PURSUANT TO AND IN THE APPROXIMATE LOCATIONS IDENTIFIED ON THE UTILITY LAYOUT OF EXHIBIT E-2;

A NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT TO THE CITY, EACH USER, THE OCCUPANTS AND THEIR RESPECTIVE AGENTS, EMPLOYEES AND

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INVITEES FOR INGRESS AND EGRESS TO AND FROM ONE PARCEL AND TO AND FROM (i) THE AIRPORT ACCESS ROAD TO WHICH THE ROADWAY IS CONNECTED AND (ii) ANY OTHER PARCEL FOR PEDESTRIANS AND MOTOR VEHICLES OVER, ACROSS AND UPON ALL ROADWAYS, INCLUDING ADJOINING SIDEWALKS.

A NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT TO THE CITY AND EACH USER TO CONNECT TO THE UTILITY LINES IN LOCATIONS APPROXIMATELY SHOWN ON THE UTILITY LAYOUT (EXHIBIT E-2 TO DECLARATION), IN ACCORDANCE WITH THE DRAWINGS AND TO USE THE UTILITY LINES (OTHER THAN THE STORM SEWERS WHICH ARE ADDRESSED ELSEWHERE IN SAID DECLARATION) ON THE PREMISES FOR THEIR INTENDED PURPOSE. THIS EASEMENT SHALL INCLUDE THE RIGHT TO ENTER ONTO ADJOINING PARCELS TO THE EXTENT NECESSARY TO CONSTRUCT A CONNECTION TO THE UTILITY LINES (OTHER THAN THE STORM SEWERS WHICH ARE ADDRESSED ELSEWHERE IN SAID DECLARATION) IN LOCATIONS APPROXIMATELY SHOWN ON THE UTILITY LAYOUT (EXHIBIT E-2 TO THE DECLARATION), IN ACCORDANCE WITH THE DRAWINGS AND TO REPAIR, REPLACE OR RENEW SUCH CONNECTION AND SUCH UTILITY LINES (OTHER THAN THE STORM SEWERS WHICH ARE ADDRESSED ELSEWHERE IN THE DECLARATION.)

A NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT TO THE CITY AND EACH USER ON, OVER, UNDER AND ACROSS FIVE (5) FEET ON EITHER SIDE OF ANY NON DEDICATED UTILITY LINES LOCATED ON THE PREMISES IN THE APPROXIMATE LOCATIONS SHOWN ON THE UTILITY LAYOUT (EXHIBIT E-2 TO THE DECLARATION) AS RELOCATED AS PROVIDED HEREIN FROM TIME TO TIME AND INTENDED TO SERVE MORE THAN ONE PARCEL FOR THE PURPOSE OF CONNECTING TO THOSE UTILITIES THAT THE USER HAS A RIGHT TO CONNECT TO UNDER THE DECLARATION (AND TO ALL UTILITIES IN THE CASE OF THE CITY), AND REPAIRING, MAINTAINING, REPLACING OR RENEWING THE SAME.

AN EASEMENT TO THE CITY AND ALL USERS FOR THE MAINTENANCE OF ENCROACHMENTS IN THE EVENT THAT THERE EXISTS MINOR ENCROACHMENTS IN THE ACTUAL PLACEMENT OF THE ROADWAYS, DETENTION AREAS AND UTILITY LINES FROM THEIR APPROXIMATE LOCATIONS DEPICTED ON THE ROADWAY DRAWING (ATTACHED AS EXHIBIT E-4 TO THE DECLARATION) AND THE UTILITY LAYOUT (ATTACHED AS EXHIBIT E-2 TO THE DECLARATION).

Common Address: 513 Express Center Drive, Chicago, IL 60666

PIN: 12-08-100-006-8534

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 2 | 3 | 20 20

SIGNATURE: Ann Marie Hovey  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

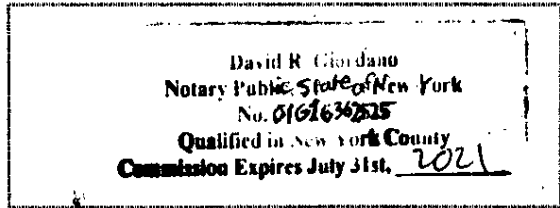
David Giordano

By the said (Name of Grantor): Agent Ann Marie Hovey

On this date of: 2 | 3 | 20 20

NOTARY SIGNATURE: David Giordano

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 2 | 3 | 20 20

SIGNATURE: Ann Marie Hovey  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

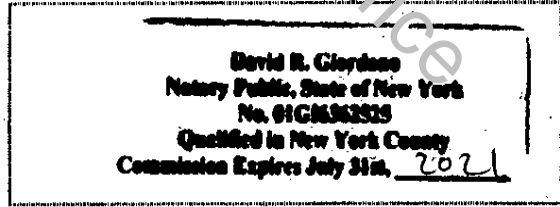
David Giordano

By the said (Name of Grantee): Agent Ann Marie Hovey

On this date of: 2 | 3 | 20 20

NOTARY SIGNATURE: David Giordano

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)