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THIS INSTRUMENT WAS DRAFTED
BY:

Josh Franklin
Automatic Data Processing, Inc.
One ADP Boulevard, MS 325
Roseland, New Jersey 07068



Doc# 2208133186 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/22/2022 01:46 PM PG: 1 OF 8

AFTER RECORDING RETURN TO:

Mail tax bills to:

Bridge Point Elk Grove Village 150, LLC
c/o Bridge Industrial
9525 W. Bryn Mawr, Suite 700
Rosemont, IL 60018
Attn: Ben Bischman

ILLINOIS SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 15th day of March, 2022 by ADP, INC., a Delaware corporation having an address of One ADP Boulevard, MS 325, Roseland, New Jersey 07068, Attention: General Counsel (the "Grantor"), to and in favor of BRIDGE POINT ELK GROVE VILLAGE 150, LLC, a Delaware limited liability company, having an address of 9525 W. Bryn Mawr, Suite 700, Rosemont, Illinois 60018 (the "Grantee")

WITNESSETH, that the 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 the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the power and authority vested in Grantor, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described in as follows:

See Exhibit A attached hereto (the "Land").

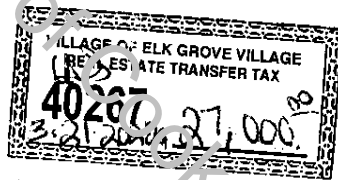
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, including, without limitation, (1) all easements, rights of way or use, privileges, licenses, appurtenances and rights (in each case whether or not of record) relating to the Land, (2) all right, title and interest, if any, of Grantor in and to (a) any land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land to the center line thereof, (b) all mineral, stone, oil, gas, and other hydrocarbon substances on and under the Land, (c) all development, air, and water rights relating to the Land, and (d) all strips, rights-of-way (including public and private vehicular and pedestrian rights-of-way), and gores adjoining or adjacent to the Land (collectively, the "**Property**"), subject only to the matters set forth on Exhibit

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B attached hereto (the "**Permitted Encumbrances**"): TO HAVE AND TO HOLD the Property subject only to the Permitted Encumbrances, unto the Grantee, its successors and assigns forever.

Grantor, as its SOLE WARRANTY herein, specially warrants to Grantee, its successors and assigns, that it will FOREVER DEFEND title to the Property (subject to the Permitted Encumbrances) against only those claims of persons claiming to title or to or asserting claims affecting title to the Property, or any part thereof, by, through or under Grantor, but not otherwise.

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REAL ESTATE TRANSFER TAX		21-Mar-2022
	COUNTY:	4,500.00
	ILLINOIS:	9,000.00
	TOTAL:	13,500.00

08-21-202-084-0000 | 20220301645113 | 1-039-461-776

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IN WITNESS WHEREOF, this Deed has been executed by Grantor as of March 15, 2022 to be effective as of March 15, 2022.

ADP, INC.

By: Nicholas Maniaci
Name: Nicholas Maniaci
Title: Authorized Signatory

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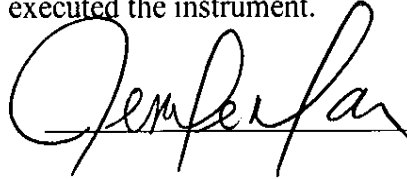
COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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STATE OF NEW JERSEY §

COUNTY OF ESSEX §

On March 10, 2022, before me, the undersigned, a notary public in and for said State, personally appeared Nicholas Maniaci, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

 , Notary Public

My Commission Expires:

JENNIFER B. MAZA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10/10/2022

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EXHIBIT A

LOT 9 IN THE PARK AT NORTHWEST POINT, BEING A SUBDIVISION OF PARTS OF SECTIONS 15, 16, 21 AND 22 ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

EXCEPT THAT PART OF LOT 9 DESCRIBED AS FOLLOWS:

THAT PART OF LOT 9 IN THE PARK AT NORTHWEST POINT, A RESUBDIVISION OF PART OF LOT 3 IN THE DIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 AFORESAID; THENCE NORTH ALONG THE EAST LINE THEREOF 20.0 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE THEREOF 20.0 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE THEREOF 20.0 FEET TO THE SOUTH LINE; THENCE EAST ALONG THE SOUTH LINE 20.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

AND EXCEPTING,

THAT PART OF LOT 9 IN THE PARK AT NORTHWEST POINT, A RESUBDIVISION OF PART OF LOT 3 IN THE DIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 9 AFORESAID; THENCE WEST ALONG THE SOUTH LINE 20.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAID SOUTH LINE 60.0 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE THEREOF 10.0 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE THEREOF 60.0 FEET; THENCE SOUTH 10.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CPA: 150 Northwest Point Blvd.
E1K Grove Village, IL 60007

PIN: 08-21-202-084-0000

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EXHIBIT B

Permitted Encumbrances

1. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2020, 2021 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.

PERMANENT INDEX NUMBER: 08-21-202-084-0000

2. AN ORDINANCE ESTABLISHING A TAX ON THE PURCHASE OF PREPARED FOOD AND ALCOHOLIC LIQUOR IN THE VILLAGE OF ELK GROVE VILLAGE RECORDED MAY 25, 1988 AS DOCUMENT NUMBER 88223570.
3. TERMS, PROVISIONS, CONDITIONS, LIMITATIONS AND AGREEMENTS AS CONTAINED IN ANNEXATION AGREEMENT MADE BY AND BETWEEN LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 15, 1980 AND KNOWN AS TRUST NUMBER 102000 AND THE VILLAGE OF ELK GROVE VILLAGE, DATED APRIL 14, 1981 AND RECORDED MAY 1, 1981 AS DOCUMENT NUMBER 25857110.

(AFFECTS LAND AND OTHER PROPERTY)

4. TERMS, PROVISIONS AND CONDITIONS OF AN ORDINANCE NO. 1442, ANNEXING AND REZONING CERTAIN PROPERTY TO THE VILLAGE OF ELK GROVE VILLAGE AND PLAT ATTACHED THERETO RECORDED MAY 1, 1981 AS DOCUMENT NUMBER 25857111.

(AFFECTS LAND AND OTHER PROPERTY)

5. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN PLAT OF DEDICATION FOR PUBLIC STREET AND FOR EASEMENT PURPOSES RECORDED APRIL 12, 1983 AS DOCUMENT NUMBER 26566052.

SAID PLAT CONTAINS PROVISIONS FOR EASEMENTS FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO INSTALL AND MAINTAIN UNDERGROUND SERVICE WIRES AND THE RIGHT OF ACCESS THERETO, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON SAID PLAT.

SAID PLAT FURTHER CONTAINS A GRANT AND RESERVATION OF EASEMENTS TO THE NORTHERN ILLINOIS GAS COMPANY AND ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLING AND MAINTAINING GAS MAINS AND APPURTENANCES AND RESERVES AN EASEMENT FOR DRAINAGE PURPOSES.

(AFFECTS A 50 FOOT STRIP OF EACH LOT ADJOINING NORTHWEST POINT ROAD)

6. DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS FOR NORTHWEST POINT DATED DECEMBER 30, 1982 AND RECORDED FEBRUARY 3, 1983 AS DOCUMENT NUMBER 26495247 MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 15, 1980 AND KNOWN AS TRUST NUMBER 102000, DECLARANT, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.

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FIRST AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS FOR NORTHWEST POINT WAS RECORDED MAY 9, 1988 AS DOCUMENT NUMBER 88197029.

SECOND AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS FOR NORTHWEST POINT WAS RECORDED FEBRUARY 2, 1998 AS DOCUMENT NUMBER 98085892 AND RE-RECORDED MARCH 27, 1998 AS DOCUMENT NUMBER 98240101.

THIRD AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS FOR NORTHWEST POINT WAS RECORDED MARCH 27, 1998 AS DOCUMENT NUMBER 98240102.

ASSIGNMENT AND ASSUMPTION OF DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR NORTHWEST POINT RECORDED MARCH 27, 1998 AS DOCUMENT NUMBER 98240104.

FOURTH AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS FOR NORTHWEST POINT WAS RECORDED DECEMBER 17, 2015 AS DOCUMENT NUMBER 1535119101.

7. EASEMENT FOR UNDERGROUND PUBLIC UTILITIES WITHIN A 50 FOOT WIDE STRIP OF LAND IMMEDIATELY WITHIN THE NORTHERLY LINE OF LOT 9 AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBERS 87433382, AFORESAID, AND AS CONTAINED IN DOCUMENT NUMBER 26566052.
8. EASEMENT FOR CABLE TELEVISION WITHIN A 50 FOOT WIDE STRIP OF LAND IMMEDIATELY WITHIN THE NORTHERLY LINE OF LOT 9 AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBERS 87433382, AFORESAID, AND AS CONTAINED IN DOCUMENT NUMBER 26566052.
9. EASEMENT FOR WATER, SEWER AND DRAINAGE WITHIN A 50 FOOT WIDE STRIP OF LAND IMMEDIATELY WITHIN THE NORTHERLY LINE OF LOT 9 AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT 87433382, AFORESAID, AND AS CONTAINED IN DOCUMENT NUMBER 26566052.
10. BUILDING LINE 50 FEET FROM THE NORTHERLY LINE OF LOT 9 AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 87433382.
11. EASEMENT AGREEMENT DATED SEPTEMBER 10, 1987 AND RECORDED SEPTEMBER 11, 1987 AS DOCUMENT NUMBER 87499181 MADE BETWEEN LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 28, 1983 AND KNOWN AS TRUST NUMBER 107201, AND DATED MARCH 15, 1980 AND KNOWN AS TRUST NUMBER 102000 AND NORTHWEST POINT ASSOCIATION, RELATING TO LANDSCAPING, MAINTENANCE, INSURANCE AND OTHER MATTERS.
12. UNPAID INSTALLMENTS OF ASSESSMENTS NOT YET DUE AND PAYABLE.
13. ANY LIEN, ENCUMBRANCE OR OTHER MATTER WHICH AFFECTS TITLE TO THE PROPERTY CREATED OR TO BE CREATED BY GRANTEE OR ANY PARTY WHOSE RIGHTS WITH RESPECT TO THE PROPERTY (OR ANY PORTION THEREOF) DERIVE BY, THROUGH OR UNDER GRANTEE.
14. ALL PRESENT AND FUTURE ZONING, BUILDING AND ENVIRONMENTAL LAWS, ORDINANCES, CODES, RESTRICTIONS AND REGULATIONS OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER GOVERNMENTAL AUTHORITY, INCLUDING ALL

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BOARDS, BUREAUS, COMMISSIONS, DEPARTMENTS AND BODIES THEREOF, NOW OR HEREAFTER HAVING JURISDICTION OVER THE PROPERTY.

Property of Cook County Clerk's Office

**COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387**