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THIS INSTRUMENT WAS PREPARED

BY:

Elizabeth L. Corey
Foley & Lardner LLP
321 N. Clark Street, Suite 2800
Chicago, IL 60654-5313



Doc#: 1226404023 Fee: \$56.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/20/2012 09:04 AM Pg: 1 of 10

AFTER RECORDING MAIL TO:

Letson, Griffith, Woodall, Lavelle &
Rosenberg Co., L.P.A.
108 Main Avenue, S.W., 6th Floor
P.O. Box 151
Warren, OH 44482-0151
Attention: Michael Rosenberg

(The Above Space For Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that Pagnotta LLC, an Illinois limited liability company, a 50.9480% undivided interest; James J. Eck, a 34.965% undivided interest; John S. Schoditsch, an 8.992% undivided interest; Chad W. Jones, a 4.995% undivided interest, and Bradford Real Estate Services Corp., an Illinois corporation, a 0.100% undivided interest, all as TENANTS IN COMMON ("Grantor"), having their principal office at 30 S. Wacker Drive, Suite 2850, Chicago, Illinois 60606, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, by these presents do grant, bargain, sell, remise, release, alien and convey unto SPTEC-DASCO Two, LLC, an Ohio limited liability company, a 42.80% undivided interest; unto SPTEC-LCSCO Two, LLC, an Ohio limited liability company, a 20.98% undivided interest; unto SPTEC-AESCO Two, LLC, an Ohio limited liability company, an 8.28% undivided interest; unto SPTEC-BHSCO Two, LLC, an Ohio limited liability company, an 8.28% undivided interest; unto SPTEC-DASJRCO Two, LLC, an Ohio limited liability company, an 8.28% undivided interest; and unto SPTEC-KRSCO Two, LLC, an Ohio limited liability company, an 11.38% undivided interest, all as TENANTS IN COMMON ("Grantee"), having their principal office at 9166 Briarbrook Drive, N.E., Warren, OH 44484, Attention: Donald Spence, the following described real estate in the County of Cook and the State of Illinois, to-wit:

Legal Description Attached Hereto As Exhibit A.

TO HAVE AND TO HOLD the said premises, together with the improvements thereon and the rights, easements, privileges and appurtenances thereunto belonging or appertaining, and all streets, alleys and other public ways adjacent thereto, unto Grantee, its heirs and assigns forever, subject only to the encumbrances set forth on Exhibit B attached hereto.

And Grantor, for itself and its successors, hereby warrants to Grantee, its heirs and assigns, only that: (1) Grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner, encumbered; and (2) Grantor will forever defend the said premises against all persons lawfully claiming by, through or under Grantor, subject only to the encumbrances set forth on Exhibit B attached hereto.

PROPERTY ADDRESS: 537 N. Hicks Road, Palatine, Illinois 60067-3608
PERMANENT INDEX NUMBER: 02-14-200-010-0000

S X
P 110
S N
SC X
INT [Signature]

2-1-16 LHYMES #88-88-0914-D1

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And Grantor hereby expressly waive and release any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this indenture to be signed by its duly authorized representative on its behalf this 15th day of August, 2012.

PAGNOTTA LLC, an Illinois limited liability company

By: [Signature]
Steven M. Pagnotta, Manager

[Signature]
JAMES J. ECK

[Signature]
JOHN S. SCHODITSCH

[Signature]
THAD W. JONES

BRADFORD REAL ESTATE SERVICES CORP.,
an Illinois corporation

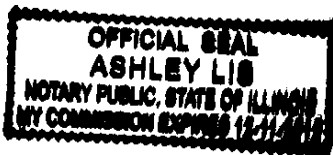
By: [Signature]
Name: STEVEN M. PAGNOTTA
Title: PRESIDENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Ashley Lis, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Steven M. Pagnotta personally known to me to be the Manager of Pagnotta LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument in his authorized capacity, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 15th day of AUGUST, 2012.

[Signature]
Notary Public



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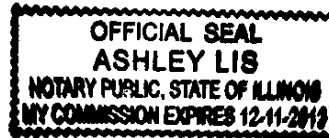
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Ashley Lis, a Notary Public in and for said County, in the State aforesaid, do hereby certify that James J. Eck personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument for the uses and purposes therein set forth.

GIVEN under my hand and seal this 15th day of August, 2012.

Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

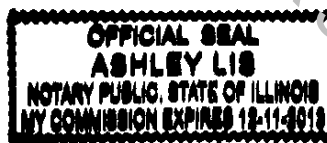


I, Ashley Lis, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John S. Schoditsch personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument for the uses and purposes therein set forth.

GIVEN under my hand and seal this 15th day of August, 2012.

Notary Public

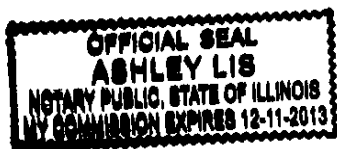
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



I, Ashley Lis, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Chad W. Jones personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument for the uses and purposes therein set forth.

GIVEN under my hand and seal this 15th day of August, 2012.

Notary Public

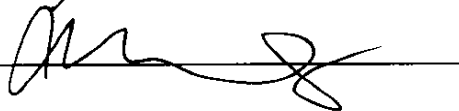


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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

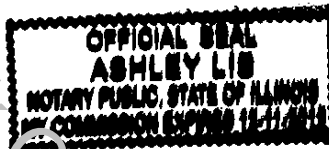
I, Ashley Lis, a Notary Public in and for said County, in the State aforesaid, do hereby certify that STEVEN PAMUKCITA personally known to me to be the President of Bradford Real Estate Services Corp., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument in his authorized capacity, for the uses and purposes therein set forth.



GIVEN under my hand and seal this 15 day of AUGUST, 2012.

Notary Public 

MAIL FUTURE TAX BILLS TO:

DASCO Investments, L.L.C.
9166 Briarbrook Drive, N.E.
Warren, OH 44484
Attention: Donald Spence



REAL ESTATE TRANSFER		09/05/2012
	COOK	\$2,125.00
	ILLINOIS:	\$4,250.00
	TOTAL:	\$6,375.00

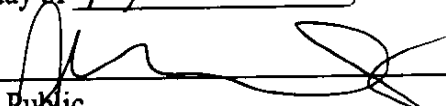
02-14-200-010-0000 | 20120701605995 | NSYVZL

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

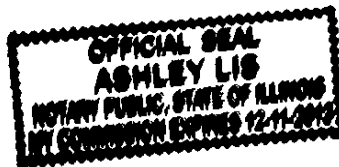
I, Ashley Lis, a Notary Public in and for said County, in the State aforesaid, do hereby certify that STEVEN PASTOROTA personally known to me to be the President of Bradford Real Estate Services Corp., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument in his authorized capacity, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 15 day of August, 2012.



Notary Public

MAIL FUTURE TAX BILLS TO:
DASCO Investments, L.L.C.
9166 Briarbrook Drive, N.E.
Warren, OH 44484
Attention: Donald Spence



Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

STREET ADDRESS: 537 Hicks Road
CITY: Palatine
COUNTY: Cook
PERMANENT INDEX NUMBER: 02-14-200-010-0000

PARCEL 1:

LOT 4 IN PALATINE HICKS ROAD SUBDIVISION RECORDED JUNE 2, 2011 AS DOCUMENT 1115334092 A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER AND UPON, AS CREATED IN THE RECIPROCAL EASEMENT AGREEMENT BY AND AMONG BRADFORD PALATINE 1 LLC, BRADFORD PALATINE 3 LLC, BRADFORD PALATINE 4 LLC AND THE VILLAGE OF PALATINE RECORDED JUNE 3, 2011 AS DOCUMENT 1115441052 FOR THE PASSAGE OF VEHICLES OVER AND ACROSS THE PARKING AND DRIVEWAY AREAS AS CONSTRUCTED IN ACCORDANCE WITH THE SITE PLAN ATTACHED THERETO, UTILITY EASEMENT, AND A DRAINAGE EASEMENT TO DISCHARGE SURFACE STORM DRAINAGE AND/OR RUNOFF OVER, UPON AND ACROSS THE COMMON AREAS TO THE DETENTION PONDS IDENTIFIED ON THE SITE PLAN EXHIBIT "B" AND THE UTILITY PLAN EXHIBIT "C" CONTAINED THEREIN.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. TAXES NOT YET DUE OR PAYABLE.

2. MEMORANDUM OF LEASE MADE BY BRADFORD PALATINE 4 LIMITED LIABILITY COMPANY, AN ILLINOIS LIMITED LIABILITY COMPANY TO PNC BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION DATED JUNE 1, 2011 AND RECORDED JULY 21, 2011 AS DOCUMENT NO. 1120222068, DEMISING THE LAND FOR A TERM OF YEARS AS SET FORTH IN THE LEASE AND ENDING ON THE DATE SET FORTH IN THE LEASE, AND IS SUBJECT TO THE EXERCISE BY TENANT OF TWO (2) ADDITIONAL RENEWAL TERMS OF TEN (10) YEARS EACH, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.

3. EASEMENT IN, UPON, UNDER AND ALONG THE NORTHERLY SIDE OF THE PUBLIC HIGHWAY KNOWN AS BALDWIN ROAD TO LAY, MAINTAIN, OPERATE, RENEW AND REMOVE A GAS MAIN AND OTHER NECESSARY GAS FACILITIES, AS CREATED BY GRANT FROM JOHN KREFT, JR., TO THE NORTHERN ILLINOIS GAS COMPANY, RECORDED AUGUST 24, 1960 AS DOCUMENT 17945485.

4. EASEMENT, UPON, OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A STRIP OF LAND 3 FEET IN EVEN WIDTH, THE CENTER LINE OF SAID STRIP BEING 43 FEET NORTHERLY OF THE CENTER LINE OF BALDWIN ROAD; SAID STRIP TO COMMENCE 43 FEET NORTH OF THE INTERSECTION OF BALDWIN ROAD AND HICKS ROAD AND THENCE EXTEND EASTERLY APPROXIMATELY 726 FEET IN THE WEST 1/2 OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT FROM PALATINE SAVINGS AND LOAN ASSOCIATION TO THE ILLINOIS BELL TELEPHONE COMPANY RECORDED AUGUST 2, 1962 AS DOCUMENT 18550919.

5. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENTS DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

6. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, FOR

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MAINTENANCE THEREIN OF VALVE VAULT, CATCH BASINS, STORM MANHOLES AND SANITARY MANHOLES AS DISCLOSED ON THE SURVEY PREPARED BY DOLAN ENGINEERING, LLC DATED MAY 20, 2011.

7. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE PASSAGE OF VEHICLES OVER AND ACROSS THE PARKING AND DRIVEWAY AREAS AS CONSTRUCTED IN ACCORDANCE WITH THE SITE PLAN ATTACHED THERETO, UTILITY EASEMENT, AND A DRAINAGE EASEMENT TO DISCHARGE SURFACE STORM DRAINAGE AND/OR RUNOFF OVER, UPON AND ACROSS THE COMMON AREAS TO THE DETENTION PONDS IDENTIFIED ON THE SITE PLAN, CONTAINED IN THE RECIPROCAL EASEMENT AGREEMENT BY AND AMONG BRADFORD PALATINE 1, LLC, BRADFORD PALATINE 3, LLC, BRADFORD PALATINE 4, LLC AND THE VILLAGE OF PALATINE DOCUMENT RECORDED JUNE 3, 2011 AS DOCUMENT NO. 1115441052 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

EASEMENT FOR INGRESS AND EGRESS SHOWN ON PROPOSED PALATINE HICKS ROAD SUBDIVISION PLAT RECORDED JUNE 2, 2011 AS DOCUMENT 1115334092.

8. DECLARATION OF RESTRICTIVE USE COVENANTS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), BY AND AMONG BRADFORD PALATINE 1, LLC, BRADFORD PALATINE 3, LLC AND BRADFORD PALATINE 4, LLC, THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT RECORDED JUNE 3, 2011 AS DOCUMENT NO. 1115441055 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

9. DECLARATION OF RECIPROCAL ACCESS EASEMENTS AND MAINTENANCE AGREEMENT BY AND BETWEEN BRADFORD PALATINE 3, LLC AND BRADFORD PALATINE 4, LLC FOR THE PURPOSE OF HARMONIOUS USE AND MAINTENANCE OF THE "L" SHAPED SHARED ACCESS DRIVE AISLES AND CURB CUTS, AND SEPARATE PARKING FIELDS FOR EACH PARCEL FOR ACCESS FROM THE SHOPPING CENTER DRIVES AND FROM BALDWIN ROAD TO THE BUSINESSES TO BE LOCATED ON THE PARCELS, RECORDED/FILED JUNE 3, 2011 AS DOCUMENT NO. 1115441056 AFFECTING PROPOSED LOTS 3 AND 4 OF THE LAND, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

10. EASEMENT AGREEMENT FOR TRUCK ACCESS, EMERGENCY VEHICLES AND ADDITIONAL PARKING BY AND AMONG PALATINE SENIOR RESIDENCES, INC.,

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(SENIOR LIVING), BRADFORD PALATINE 1, LLC, AND THE VILLAGE OF PALATINE (VILLAGE) RECORDED/FILED JUNE 3, 2011 AS DOCUMENT NO. 1115441053, AND THE TERMS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE OF THE FOLLOWING EASEMENTS:

1. A NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE TRUCK ACCESS AND EMERGENCY VEHICLE EASEMENT AREA LOCATED ON THE SENIOR LIVING PARCEL AND THE BRADFORD PALATINE 1, LLC PARCEL FOR THE BENEFIT OF THE VILLAGE OF PALATINE ALSO SHOWN ON THE PLAT OF PALATINE HICKS ROAD SUBDIVISION RECORDED AS DOCUMENT 1115334092.

2. A NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE TRUCK ACCESS AND EMERGENCY VEHICLE EASEMENT AREA LOCATED ON THE SENIOR LIVING PARCEL FOR THE BENEFIT OF BRADFORD PALATINE 1, LLC AND FOR PEDESTRIAN TRAFFIC BETWEEN PROPOSED LOTS 2, 3 AND 4 IN THE PALATINE HICKS ROAD SUBDIVISION, AND THE PUBLIC ROADWAY COMMONLY KNOWN AS BALDWIN ROAD.

3. NON-EXCLUSIVE EASEMENT TO PERMIT PARKING WITHIN THE PARKING AREA MARKED ON THE SITE PLAN ATTACHED HEREIN, LOCATED ON PROPOSED LOT 2, THE BRADFORD PALATINE 1, LLC PARCEL, FOR THE BENEFIT OF THE SENIOR LIVING PARCEL, FOR SO LONG AS SENIOR LIVING IS OPERATING THE IMPROVEMENTS EXISTING ON THE SENIOR LIVING PARCEL AS OF THE DATE HEREIN, AS A SENIOR LIVING RESIDENCE.

11. GRANT OF UTILITY EASEMENT IN FAVOR OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, 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 RECIPROCAL EASEMENT AGREEMENT BY AND AMONG BRADFORD PALATINE 1 LLC, BRADFORD PALATINE 3 LLC, BRADFORD PALATINE 4 LLC, AND THE VILLAGE OF PALATINE ILLINOIS RECORDED JUNE 3, 2011 AS DOCUMENT NO. 1115441052, IN, TO, OVER UNDER ALONG AND ACROSS THOSE PORTIONS OF THE DEVELOPMENT AS DESCRIBED IN THE "UTILITY PLAN", ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT C", FOR SPECIFICS SEE "UTILITY PLAN".

12. ORDINANCE NO. 0-177-10 GRANTING PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL FOR THE VACANT PROPERTY AT 537 N. HICKS ROAD (A/K/A THE NORTHEAST CORNER OF HICKS & BALDWIN ROADS) MARIANO'S (CASE NO. 10-83), RECORDED JUNE 2, 2011 AS DOCUMENT 1115334089.

13. ORDINANCE NO. 0-35-11 GRANTING PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL FOR THE VACANT PROPERTY AT THE NORTHEAST CORNER OF BALDWIN AND HICKS ROADS, PALATINE HICKS ROAD SUBDIVISION (OUTLOTS)-545 N. HICKS ROAD (CASE NO. 10-83), RECORDED JUNE 2, 2011 AS

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DOCUMENT 1115334090.

14. RESOLUTION NO. R-24-11 GRANTING FINAL SUBDIVISION APPROVAL FOR THE VACANT PROPERTY AT THE NORTHEAST CORNER OF BALDWIN AND HICKS ROADS PALATINE HICKS ROAD SUBDIVISION (OUTLOTS) (CASE NO. 10-83), ATTACHED TO THE PLAT OF SUBDIVISION AND MADE A PART THEREOF RECORDED JUNE 2, 2011 AS DOCUMENT 1115334092.

15. RESOLUTION NO. R-24-11 GRANTING FINAL SUBDIVISION APPROVAL FOR THE VACANT PROPERTY AT THE NORTHEAST CORNER OF BALDWIN AND HICKS ROADS PALATINE HICKS ROAD SUBDIVISION (OUTLOTS) (CASE NO. 10-83), ATTACHED TO THE PLAT OF SUBDIVISION AND MADE A PART THEREOF RECORDED JUNE 2, 2011 AS DOCUMENT 1115334092.

16. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND NICOR, 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 PLAT RECORDED/FILED AS DOCUMENT NO. 1129919115,

17. MEMORANDUM OF ASSIGNMENT OF LEASE TO SPTEC-DASCO TWO, LLC, AN OHIO LIMITED LIABILITY COMPANY, SPTEC-LCSCO TWO, LLC, AN OHIO LIMITED LIABILITY COMPANY, SPTEC-AESCO TWO, LLC, AN OHIO LIMITED LIABILITY COMPANY, SPTEC-BHSCO TWO, LLC, AN OHIO LIMITED LIABILITY COMPANY, SPTEC-DASJRCO TWO, LLC, AN OHIO LIMITED LIABILITY COMPANY AND SPTEC-KRSCO TWO, LLC, AN OHIO LIMITED LIABILITY COMPANY DATED August 21st, 2012 AND ~~RECORDED AS DOCUMENT NO. _____~~