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This document prepared by:

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The Inland Real Estate Group, Inc.
2901 Butterfield Road
Oak Brook, Illinois 60523



Doc#: 1302839053 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/28/2013 02:55 PM Pg: 1 of 3

After recording return to:

c/o American Realty Capital
202 E. Franklin Street #C
Monroe, NC 28112

Tax Parcel No. 22-18-213-051-0000

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 24th day of January, 2013, by and between Inland American CFG Portfolio, L.L.C., a Delaware limited liability company ("Grantor"), and ARC CBCGHL001, LLC a Delaware limited liability company, whose address is 106 York Road, Jenkintown, Pennsylvania ("Grantee").

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Cook, State of Illinois and more fully described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, facilities and other improvements, located thereon.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, easements, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor, but not otherwise.

First American Title Order # 524255-15

Doc. 1 of 4

3

S X
P 13
S X
SC X
INT JB

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Exhibit A


Legal Description

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE CENTER LINE OF DIXIE HIGHWAY AND ALL OF VACATED ASHLAND AVENUE, AS VACATED BY ORDINANCE RECORDED NOVEMBER 4, 1993 AS DOCUMENT 93893301, ALL IN COOK COUNTY, ILLINOIS, EXCEPT THAT PORTION AS TAKEN FOR ROADS AND HIGHWAYS, IN COOK COUNTY, ILLINOIS

Address: 101 Dixie Highway, Chicago Heights, Illinois
PIN: 32-18-213-051-0000

STATE TAX

STATE OF ILLINOIS



JAN. 28. 13


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000013165

REAL ESTATE TRANSFER TAX
02047.00
FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN. 28. 13

REVENUE STAMP

0000013023

REAL ESTATE TRANSFER TAX
01023.50
FP 103042

Property of Cook County Clerk's Office