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After recording mail to:

Jason D. Stych, Esq.
Kutak Rock LLP
8601 North Scottsdale Road
Suite 300
Scottsdale, AZ 85253

Doc#: 1311439063 Fee: \$46.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/24/2013 01:54 PM Pg: 1 of 5

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

The Grantor, KINGSBURY CENTER SPE, LLC, a Delaware limited liability company, for and in consideration of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to COLE MT CHICAGO (KINGSBURY) IL, LLC, a Delaware limited liability company ("Grantee"), the real property situated in the County of Cook in the State of Illinois described on Exhibit A attached hereto and incorporated herein by reference subject to the permitted exceptions described on Exhibit B attached hereto.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, estates, interests, hereditaments, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor, but not otherwise.

NCS-594229

SIGNATURE PAGE TO FOLLOW

REAL ESTATE TRANSFER 04/22/2013



COOK \$13,200.00
ILLINOIS: \$26,400.00
TOTAL: \$39,600.00

17-05-221-001-0000 | 20130401603601 | YVH74J

REAL ESTATE TRANSFER 04/22/2013



CHICAGO: \$0.00
CTA: \$0.00
TOTAL: \$0.00

17-05-221-001-0000 | 20130401603601 | CRS737

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IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed this 19th day of April, 2013.

GRANTOR:

KINGSBURY CENTER SPE, LLC, a
Delaware limited liability company

By: Kingsbury Center, LLC, an Illinois
limited liability company, a member

By: *[Signature]*
Name: DANIEL A. LUKAS
Title: MANAGER

By: Bowman LLC, a Delaware limited
liability company, a member

By: *[Signature]*
Name: JOHN JULIUS BAUM
Title: MANAGER

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

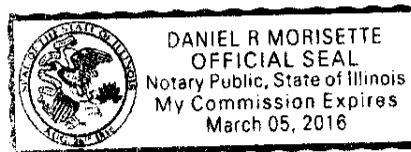
I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that Daniel A. Lukas, as Manager of Kingsbury Center, LLC, an Illinois limited liability company, a member of KINGSBURY CENTER SPE, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument on behalf of the limited liability company, as his own free and voluntary act and as the free and voluntary act of the limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 17th day of April, 2013.

[Signature]
Notary Public

My Commission Expires:

3/5/16



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EXHIBIT A

LEGAL DESCRIPTION

BLOCK 61 IN ELSTON ADDITION TO CHICAGO, TOGETHER WITH VACATED ALLEY IN SAID BLOCK 61, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Street Address: 1415 North Kingsbury Street
Chicago, Illinois 60642-2602

PIN: 17-05-221-001-0000

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable
2. Lease made by and between CFRI 1401 North Kingsbury Venture, L.L.C., a Delaware limited liability company, Lessor, and Bed Bath & Beyond Inc., a New York corporation, Lessee, dated November 15, 2011 as disclosed by Memorandum of Lease recorded February 17, 2012 as document 1204817027, and the terms, provisions and conditions contained therein, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
3. Subtenant Recognition Agreement by and between CFRI 1401 North Kingsbury Venture, L.L.C., a Delaware limited liability company, Bed Bath & Beyond Inc., a New York corporation and Buy Buy Baby Inc., a Delaware corporation, recorded February 17, 2012 as document 1204817028, and the terms and conditions thereof.
4. Lease made by and between CFRI N. Kingsbury Venture, L.L.C., a Delaware limited liability company, Lessor, and PetMart, Inc., a Delaware corporation, Lessee, dated September 28, 2011 as disclosed by Memorandum of Lease recorded April 18, 2012 as document 1210910045, and the terms, provisions and conditions contained therein, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
5. Environmental No Further Remediation Letter relating to leaking underground storage tank located on the land, recorded December 13, 2012 as document 1234854009, and the terms and conditions thereof.
6. All matters which would be disclosed by a current survey of the real property.
7. Rights of Road Runner Sports pursuant to a lease dated May 4, 2012, as amended and Jimmy John's pursuant to a lease dated August 3, 2012, as amended, as tenants only.