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THIS INSTRUMENT

PREPARED BY:

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Wachtel Missry LLP
One Dag Hammarskjold Plaza
885 Second Avenue, 47th Floor
New York, New York 10017

AFTER RECORDING

RETURN TO:

First American Title Insurance Co.
2425 E. Camelback Rd., Ste 300
Phoenix, AZ 85016
ACS-640394



Doc#: 1334745043 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/13/20 3 02:11 PM Pg: 1 of 6

MAIL TAX BILLS TO:

Spirit Master Funding, LLC
16767 North Perimeter Drive, Suite 210
Scottsdale, Arizona 85260-1042
Attention: Portfolio Servicing

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**"), is made on December ^{4th}, 2013, effective as of December 9, 2013, is given by **RC CHATHAM LLC**, a Delaware limited liability company, duly authorized to transact business in the State of Illinois and having an office c/o Crown Acquisitions, Inc., 767 Fifth Avenue, 24th Floor New York, New York 10153 ("**Grantor**") to **SPIRIT MASTER FUNDING, LLC**, a Delaware limited liability company, duly authorized to transact business in the State of Illinois and having an office c/o Spirit SPE Manager, LLC, 16767 North Perimeter Drive, Suite 210, Scottsdale, Arizona 85260 ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by said company, by these presents does remise, release, alien and convey unto Grantee and to Grantee's successors and assigns, forever, the real estate situated in the City of Chicago, County of Cook and State of Illinois, legally described on Exhibit "A" attached hereto (the "**Property**"), subject only to those title exceptions, items, matters and things described on Exhibit "B" attached hereto (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantor hereby covenants that Grantor and its successors and assigns will warrant and defend the title to the Property unto Grantee and to its successors and assigns forever, against the lawful claims of all

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persons claiming by, through or under Grantor but none other, subject only to the Permitted Exceptions and to the Use Restriction.

[signature page follows next]


City of Chicago
 Dept. of Finance
 657765
 12/13/2013 13:47
 dr00193



Real Estate
 Transfer
 Stamp
\$49,350.00
 Batch 7,441,756

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



DEC. 13. 13


REVENUE STAMP

0000017441

REAL ESTATE TRANSFER TAX
02350.00
FP 103042

STATE OF ILLINOIS

STATE TAX



DEC. 13. 13

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000017590

REAL ESTATE TRANSFER TAX
04700.00
FP 103037


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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized representative the day and year first above written.

Grantor:

RC CHATHAM LLC,
a Delaware limited liability company

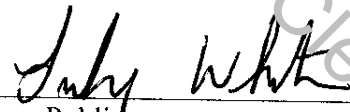
By: 
Name: BRITTANY BROSS
Title: AUTHORIZED PERSON

STATE OF New York)

COUNTY OF New York)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Brittany Bross, personally know 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 as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4th day of December, 2013.



Notary Public

My Commission Expires:

12/24/16

Lindsay Whitnire
Notary Public, State of New York
No. 01-WH6274066
Qualified in New York County
My Commission Expires 12-24-16

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EXHIBIT A

REAL PROPERTY DESCRIPTION

LOT 8 OF THE CHATHAM MARKET SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH AND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, ALL IN RANGE 14, EAST OF THE THIRD MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 5, 2007 AS DOCUMENT 0700515159, IN COOK COUNTY, ILLINOIS

PIN: 20-33-412-005-0000

Common Address: 8315 S. Holland Rd., Chicago, Illinois 60620-1328

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Exhibit B

Permitted Exceptions

1. General real estate taxes for the year(s) 2013 and subsequent years, a lien not yet due and payable.
2. Interest of party owning or in the employ of owners of non-contiguous property to traverse over a portion of the land, in the general area of easement recorded as document 20580758, to access adjoining property, and permission granted to traverse the land to change security guards, as disclosed by Special Warranty Deed recorded September 29, 2005 as document 0527219101.

(Affects the underlying land)
3. Redevelopment Agreement dated February 22, 2006 and recorded February 23, 2006 as document 0605410032 and amended by Amendment recorded November 14, 2008 as document 0831939017 and further amended by Second Amendment to Redevelopment Agreement recorded January 26, 2011 as document 1102644043 by and between City of Chicago, an Illinois municipal corporation, and W2005 CMK Realty, L.L.C., a Delaware limited liability company.

(Affects underlying land)
4. Covenants, conditions and restrictions contained in Development Rights Allocation Agreement by and between W2005 CMK Realty, LLC and Lowe's Home Centers, Inc. recorded January 5, 2007 as document 0700515166, and the terms, and provisions contained therein.

Development Rights Agreement dated April 7, 2011 and recorded April 22, 2011 as document 1111233006 made by and between 2005 CMK Realty, L.L.C. and Wal-Mart Real Estate Business Trust, and the terms and provisions contained therein.
5. Plat of Chatham Market Subdivision recorded on January 5, 2007 as document 0700515159, and the terms and provisions contained therein.
6. Blanket Easement Provisions in favor of Commonwealth Edison Company, Ametech, Peoples Gas Light & Coke Company and Chicago Cable, as set forth on Plat of subdivision recorded January 5, 2007 as document 0700515159.

(Affects the land as depicted on plat)

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7. Easement, Covenants, Conditions and Restrictions dated March 7, 2011 and recorded April 22, 2011 as document 111233005 and re-recorded May 24, 2011 as document 1114404032 made by W2005 CMK Realty, L.L.C., a Delaware limited liability company, Wal-Mart Real Estate Business Trust, a Delaware statutory trust and Lowe's Home Centers, Inc., a North Carolina corporation, and the terms and provisions contained therein.

First Amendment to Amended and Restated Easement, Covenants, Conditions and Restrictions recorded August 20, 2012 as document 1223339091.

(All amounts due and payable have been paid.)

8. Reciprocal Parking Easement Agreement by and between W2005 CMK Realty, LLC and RC Chatham LLC recorded August 14, 2012 as document 1222718087, and the terms, provisions and conditions contained therein.
9. Terms, provisions, conditions and limitations of Environmental No Further Remediation Letter recorded July 6, 2009 as document 091810066.
10. Terms, provisions, conditions and limitations of Environmental No Further Remediation Letter recorded June 24, 2011 as document 1117531058.
11. Covenants, conditions and restrictions contained in Declaration of Restrictions recorded September 14, 2009 as document 0925718051, and the terms and provisions contained therein.

Note: A breach or violation of the above noted restrictions will not cause a forfeiture or reversion of title.

12. Use Restrictions contained in Exhibit C to Deed dated August 10, 2012 and recorded August 14, 2012 as document 1222718086, and the terms and provisions contained therein.
13. Obligation relating to subsequent transfers of any portion of the land to any non-end user retailer or affiliate thereof, contained in Special Warranty Deed recorded September 29, 2005 as document 0527218101 made by Joseph T. Ryerson & Son, Inc. to W2005 CMK Realty, L.L.C., and the terms and provisions contained therein.

(Affects underlying land)

14. Amended and Restated W2005 CMK Realty LLC Redevelopment Agreement by and between the City of Chicago and W2005 CMK Realty, LLC recorded December 12, 2012 as document 1235610044.

(affects the underlying land)

15. Final Completion Certificate recorded December 21, 2012 as document 1235610045.
16. An unrecorded lease dated June 11, 2012, executed by RC Chatham LLC, a Delaware limited liability company as lessor and PF Chatham, LLC as lessee, as disclosed to the Company.