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DOCUMENT PREPARED BY:

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Attn: Deja Hemingway, Esq.

Doc#: 1417815057 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/27/2014 02:50 PM Pg: 1 of 8

AFTER RECORDING MAIL
AND SEND SUBSEQUENT
TAX BILLS TO:

TMT POINTE PLAZA, INC.
c/o Stockbridge Capital Group,
LLC
300 N. LaSalle, Suite 5450
Chicago, Illinois 60654
Attn: Daniel S. Weaver

Special Warranty Deed

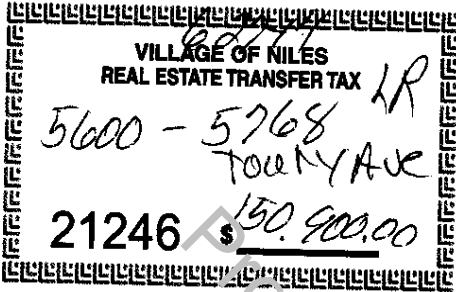
THE GRANTOR, TDC OCEAN POINTE, LLC, a Delaware limited liability company, whose address is c/o CBRE Global Investors, LLC, 515 S. Flower Street, 31st Floor, Los Angeles, CA 90071, Attention: Mike Everly, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS and CONVEYS to TMT POINTE PLAZA, INC., a Delaware corporation, whose address is c/o Stockbridge Capital Group, LLC, 300 N. LaSalle, Suite 5450, Chicago, Illinois 60654, Attn: Daniel S. Weaver, the real estate commonly known as Pointe Plaza situated in the County of Cook, in the State of Illinois, and legally described on the Exhibit "A", Legal Description Rider, attached hereto and made a part hereof (the "Real Estate"), hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantor does covenant, promise and agree, to and with Grantee, that it has not done or suffered to be done anything whereby the Real Estate is, or may be, in any manner encumbered or charged, except as herein recited, and that the Real Estate against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend, subject to those matters set forth on Exhibit "B", Permitted Exceptions, attached hereto and made a part hereof.

[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK. SIGNATURE
FOLLOWS]

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of June 21st 2014.



TDC OCEAN POINTE, LLC, a Delaware limited liability company

By: Ocean Pointe Plaza, LLC, a Delaware limited liability company, its Sole Member and Manager

By: 3125 Coronado Street, Inc., a California corporation, its Manager

By: *Michael J. Everly*
 Name: Michael J. Everly
 Title: Authorized Signatory

ACKNOWLEDGMENT

State of California
 County of Los Angeles

On June 23, 2014, before me, Talia Rose Reed, Notary Public,
(insert name and title of the officer)

personally appeared Michael J. Everly,
 who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Talia Rose Reed*

(Seal)



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EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

That certain real property located in the City of Niles, County of Cook, State of Illinois, more particularly described as follows:

PARCEL 1:

LOTS 2, 3, 4, 5, 6, 7, 9 AND 10 IN POINTE PLAZA SUBDIVISION, BEING A SUBDIVISION OF LOT 2 IN ANNIE MULLEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1999 AS DOCUMENT NUMBER 09188471, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THAT CERTAIN EASEMENT WITH COVENANTS AND RESTRICTIONS DATED DECEMBER 30, 1998 AND RECORDED MARCH 18, 1999 AS DOCUMENT 99265776 BY AND BETWEEN TDC NILES, L.L.C. AND WAL-MART REAL ESTATE BUSINESS TRUST, AS AMENDED BY FIRST AMENDMENT TO EASEMENT WITH COVENANTS AND RESTRICTIONS RECORDED APRIL 7, 1999 AS DOCUMENT NO. 99334830.

Street Address: 5600, 5602, 5606 to 5624, inclusive, 5650, 5660, 5670, 5674 and 5700 to 5768, inclusive, W. Touhy Avenue, Niles, Illinois 60714

Property Identification Numbers:

PERM TAX#

10-29-403-025-0000 1 OF 8
LOT 2

10-29-403-029-0000 5 OF 8
LOT 6

10-29-403-026-0000 2 OF 8
LOT 3

10-29-403-030-0000 6 OF 8
LOT 7

10-29-403-027-0000 3 OF 8
LOT 4

10-29-403-032-0000 7 OF 8
LOT 9

10-29-403-028-0000 4 OF 8
LOT 5

10-29-403-033-0000 8 OF 8
LOT 10

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EXHIBIT "B"


PERMITTED EXCEPTIONS

[See Attached]

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



JUN. 27. 14


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002078

REAL ESTATE TRANSFER TAX
25 150.00
FP 103024

STATE TAX

STATE OF ILLINOIS



JUN. 27. 14


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002079

REAL ESTATE TRANSFER TAX
25 150.00
FP 103024

COUNTY TAX

**COOK COUNTY
REAL ESTATE TRANSACTION TAX**



JUN. 27. 14

REVENUE STAMP

660200002093

REAL ESTATE TRANSFER TAX
25 150.00
FP 103022

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PERMITTED EXCEPTIONS

1. TAXES NOT YET DUE AND PAYABLE.
2. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, 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. 92207082 AND SHOWN ON SURVEY MADE BY MANHARD CONSULTING LTD, JOB NO. CBRNI 140139, DATED MAY 2, 2014.
3. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, 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 GRANT RECORDED/FILED AS DOCUMENT NO. 90275739.
4. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, 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 GRANT RECORDED/FILED AS DOCUMENT NO. 90074176.
5. EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING THE LAND DATED DECEMBER 30, 1998, BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST AND TDC NILES, LLC FOR THE PURPOSE OF THE USE, DESIGN, CONSTRUCTION AND THE LOCATION OF THE BUILDINGS IN THE SHOPPING CENTER, RECORDED/FILED MARCH 18, 1999 AS DOCUMENT NO. 99265776.

FIRST AMENDMENT TO EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED APRIL 7, 1999 AS DOCUMENT 99334830.
6. EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY (AMERITECH), 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. 99923902, AFFECTING A PORTION OF LOT 4 IN PARCEL 1.

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7. BUILDING LINE(S) AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED DECEMBER 22, 1999 AS DOCUMENT NO. 09188471.

PERMANENT TRAFFIC SIGNAL EASEMENT, AS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 2, 1999 AS DOCUMENT NUMBER 09188471.

PUBLIC SIDEWALK EASEMENT ALONG THE SOUTH 11 FEET OF THE LAND, AS SHOWN ON PLAT OF SUBDIVISION RECORDED DECEMBER 22, 1999 AS DOCUMENT NUMBER 09188471.

8. VILLAGE UTILITY EASEMENT, 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. 09188471.
9. OUTLOT DEVELOPMENT AGREEMENT DATED DECEMBER 23, 1999 AND RECORDED JANUARY 7, 2000 AS DOCUMENT NUMBER 00018595, MADE BY AND BETWEEN TDC NILES, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AND WORLD SAVINGS BANK, FSB.

10. LEASE MADE BY TDC NILES, LLC TO SUPERVALU HOLDINGS, INC. DATED FEBRUARY 11, 1999, A MEMORANDUM OF WHICH WAS RECORDED MARCH 24, 1999 AS DOCUMENT NO. 99283216, DEMISING THE LAND FOR A TERM OF TWENTY (20) YEARS, THE INITIAL TERM OF THE LEASE EXPIRING DECEMBER 31, 2020, WITH NO OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL.

TENANT HAS THE RIGHT AND PRIVILEGE TO EXTEND THE LEASE FOR FOUR (4) SUCCESSIVE EXTENSION TERMS OF FIVE (5) YEARS EACH.

GRANT OF EASEMENT FROM TDC NILES, LLC (LANDLORD) TO SUPERVALU HOLDINGS, INC. (TENANT), ITS EMPLOYEES, LICENSEES, CUSTOMERS, INVITEES, SUBTENANTS AND ASSIGNS, THE RIGHT TO USE THE SHOPPING CENTER COMMON AREAS WITHOUT CHARGE IN COMMON WITH LANDLORD AND OTHER TENANTS AND OCCUPANTS OF SPACE WITHIN THE SHOPPING CENTER AND THEIR RESPECTIVE EMPLOYEES, LICENSEES, CUSTOMERS, INVITEES, SUBTENANTS AND ASSIGNS, CONTAINED IN MEMORANDUM OF LEASE RECORDED MARCH 24, 1999 AS DOCUMENT 99283216, AND ALL TERMS AND PROVISIONS CONTAINED THEREIN.

11. LEASE MADE BY TDC NILES, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY TO BOND DRUG COMPANY PF ILLINOIS, AN ILLINOIS CORPORATION DATED JUNE 10, 1999, A MEMORANDUM OF WHICH WAS RECORDED OCTOBER 28, 1999 AS DOCUMENT NO. 09016819, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING JANUARY 1, 2000 AND ENDING

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DECEMBER 31, 2060, WITH NO OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL.

12. LEASE MADE BY TDC NILES LLC TO BABY SUPERSTORE INC. DATED JULY 27, 1999 AND RECORDED AUGUST 6, 1999 AS DOCUMENT NO. 99751907, DEMISING THE LAND FOR A TERM OF TWENTY FIVE (25) YEARS, THE INITIAL TERM OF THE LEASE EXPIRING JANUARY 31, 2025, WITH NO OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL.

TENANT HAS THE RIGHT AND PRIVILEGE TO EXTEND THE LEASE FOR TWO FIVE (5) YEAR TERMS AND THEN ONE FOUR (4) YEAR TERM.

COMMENCEMENT AGREEMENT RECORDED SEPTEMBER 11, 2000 AS DOCUMENT 00703281.

13. TERMS AND PROVISIONS OF A "NO FURTHER REMEDIATION" LETTER RECORDED OCTOBER 6, 2000 AS DOCUMENT 00786894.
14. MEMORANDUM OF LEASE MADE BY TDC OCEAN POINTE, LLC, A DELAWARE LLC TO TOUHY WINGS AND FRIES INC., AN ILLINOIS CORPORATION DATED SEPTEMBER 30, 2010 AND RECORDED OCTOBER 18, 2010 AS DOCUMENT NO. 1029150061, DEMISING THE LAND FOR A TERM OF TEN (10) YEARS BEGINNING ON THE COMMENCEMENT DATE, AND EXPIRING ON THE LAST DAY OF THE TENTH LEASE YEAR. TENANT HAS TWO (2) SUCCESSIVE OPTIONS TO EXTEND THE TERM OF THE LEASE FOR ADDITIONAL PERIODS OF FIVE (5) YEARS FOR EACH OPTION, WITH NO OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL.
15. LEASE MADE BY TDC OCEAN POINTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO ROSS DRESS FOR LESS DATED DECEMBER 17, 2010, A MEMORANDUM OF WHICH WAS RECORDED FEBRUARY 17, 2011 AS DOCUMENT NO. 1104803041, DEMISING THE LAND FOR A TERM OF APPROXIMATELY 10 YEARS WHICH TERM IS SUBJECT TO EXTENSION BY TENANT FOR FOUR (4) ADDITIONAL PERIODS OF FIVE (5) YEARS EACH, WITH NO OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL.
16. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASES AFFECTING THE LAND, WITHOUT OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL, AS SET FORTH IN THE RENT ROLL ATTACHED TO THE ALTA STATEMENT DATED OF EVEN DATE HEREWITH.
17. SECURITY INTEREST OF RIDGESTONE BANK, SECURED PARTY, IN FIXTURES LOCATED ON TENANT'S PREMISES, AS DISCLOSED BY FINANCING STATEMENT NAMING TOUHY WINGS AND FRIES INC. AS DEBTOR AND RECORDED DECEMBER 2, 2010 AS DOCUMENT NO. 1033635174.

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18. ENCROACHMENT OF THE BUILDING ON LOT 3 LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EASTERLY AND ADJOINING BY APPROXIMATELY 1.30', AS SHOWN ON PLAT OF SURVEY NUMBER CBRNI 140139 PREPARED BY MANHARD CONSULTING LTD DATED MAY 8, 2014.
19. PARTY WALL RIGHTS OF THE OWNERS OF THE PROPERTY WEST OF LOT 3 AND ADJOINING, AS DISCLOSED BY SURVEY PREPARED BY MANHARD CONSULTING LTD, DATED MAY 8, 2014, AND DESIGNATED AS JOB NO. CBRNI 140139, AND ANY AND ALL POSSIBLE RIGHTS AND OBLIGATIONS RELATING THERETO.

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