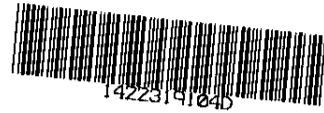


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This document prepared by and after
recording return to:
Ren Smith
Nossaman LLP
18101 Von Karman Avenue, Suite 1800
Irvine, CA 92612

Doc#: 1422319104 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/11/2014 12:44 PM Pg: 1 of 4

651960
111



SPECIAL WARRANTY DEED

THIS INDENTURE, made by **BRIDGE MCCOOK I, LLC**, an Illinois limited liability company, whose address is c/o Bridge Development Partners, LLC, 350 West Hubbard Street, Suite 430, Chicago, Illinois 60654 (hereinafter called "**Grantor**"), hereby conveys with limited warranty covenants to **SVF WEST 47TH MCCOOK, LLC**, a Delaware limited liability company, with an office at c/o American Realty Advisors, 801 North Brand Boulevard, Suite 800, Glendale, California 91203 (hereafter called ("**Grantee**"), for the sum of Ten and No/100 Dollars (\$10.00), the land, buildings and improvements known as 8201 West 47th Street, McCook, Illinois, situated in Cook County, Illinois, and which land is described on **Exhibit "1"** hereto (said land, building and improvements being collectively referred to as the "**Property**"). Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining; and the reversion or reversions, remainder or remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever, of Grantor, either in law or in equity, of, in, and to the Property, with the said hereditaments and appurtenances.

The Property is conveyed subject to the rights of all tenants or lessees or other persons in possession and subject to all matters of record and the items set forth on **Exhibit "2"** attached hereto and made a part hereof, and Grantor will warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through or under Grantor, except as aforesaid, but against none other. Grantor makes no other warranties or covenants.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns, forever.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE ON FOLLOWING PAGE]

REAL ESTATE TRANSFER TAX		11-Aug-2014
	COUNTY:	19,500.00
	ILLINOIS:	39,000.00
	TOTAL:	58,500.00

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IN WITNESS WHEREOF, Grantor has executed this special warranty deed, this ^{as of} 8
day of Aug, 2014.

BRIDGE MCCOOK I, LLC,
an Illinois Limited Liability company

By: [Signature]

Name: ANTHONY PRICCO

Title: Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

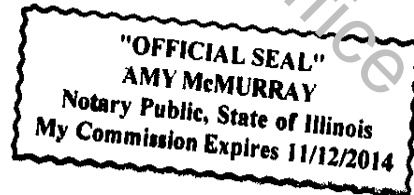
I, AMY McMURRAY, a Notary Public in and for said County in the State aforesaid, do hereby certify that ANTHONY PRICCO, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary acts for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 3rd day of July, 2014.

[Signature]
Notary Public

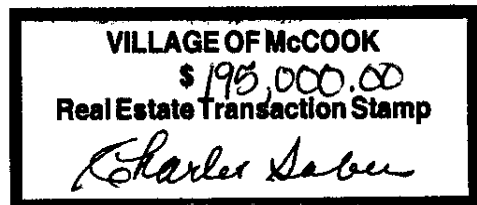
My Commission expires:

11.12.2014



MAIL FUTURE TAX BILLS TO:

SVF West 47th McCook, LLC
c/o American Realty Advisors
801 North Brand Boulevard, Suite 800
Glendale, California 91203



TW
8-11-14

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EXHIBIT 1

LEGAL DESCRIPTION

Real property in the City of McCook, County of Cook, State of Illinois, described as follows:

LOT 1 IN BRIDGE MCCOOK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 2014 AS DOCUMENT 1420629016, IN COOK COUNTY, ILLINOIS

Permanent Index Number(s): 18 11 200 008-0000 Vol. 80

Commonly known as: 8201 West 47th Street, McCook, Illinois

Property of Cook County Clerk's Office

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Permitted Exceptions

1. General real estate taxes for the year 2014 and subsequent years, a lien not yet due and payable.

Permanent Index Number: 18-11-200-008-0000 Vol. 80
(affects Land and other property falling in Outlot A or dedicated streets)
2. Notice of requirements for storm water detention recorded August 13, 2013 as document 1322545009 that the Land is subject to the rules and regulations of the Metropolitan Water Reclamation District of Greater Chicago, and the terms and provisions therein.
3. Industrial Building Lease dated June 21, 2013 by and between Bridge McCook I, LLC and Freeman Expositions, Inc., a Texas corporation, formerly known as Freeman Decorating Service, Inc. as amended, and rights of all parties claiming thereunder, with right of first offer to purchase.

Freeman Decorating Service, Inc. waived its purchase option for this transaction only by letter dated February 28, 2014.
4. Survey made by Manhard Consulting Ltd. Dated 3-4-14 and revised 8-4-14 as BDPMC 130169 discloses the following:
 - a. interest of utility companies to maintain equipment on the Land located outside of recorded easement areas including valve vault, fire hydrant, storm manholes, catch basins, sanitary manholes, electric meter, electric transformer, utility pole and light standards
5. Plat of Bridge McCook Subdivision recorded July 25, 2014 as document 1420629016 contains the following:
 - a. watermain easements
 - b. utility easements
 - c. stormwater management easement
 - d. provisions for stormwater management easement (together with provisions for lien), watermain easement, utility easement, Commonwealth Edison and AT&T easement, Nicor Gas easement and Village of McCook cable TV easement.
6. Environmental No Further Remediation Letter recorded July 11, 2014 as Document No. 1419210072, and the terms and provisions therein, including site restricted to industrial/commercial land use.