

# UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY:

John J. Lipic  
Bryan Cave LLP  
161 N. Clark St., Suite 4300  
Chicago, IL 60601



RECORDED AT THE REQUEST OF,  
WHEN RECORDED MAIL TO AND  
MAIL TAX BILL TO:

STORE Master Funding VII, LLC  
8501 E. Princess Drive, Suite 190  
Scottsdale, AZ 85255

Doc#: 1511716027 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/27/2015 02:29 PM Pg: 1 of 4

PERMANENT PARCEL NUMBERS:

16-07-101-019-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

This DEED is made and entered into as of the 27 day of April, 2015, by ORIGANO'S, LLC – OAK PARK SERIES, a series of an Illinois limited liability company having a mailing address at c/o Origin Capital Partners, 350 N. LaSalle Street, Suite 1000, Chicago, IL 60654 ("Grantor"), for the benefit of STORE MASTER FUNDING VII, LLC, a Delaware limited liability company having a mailing address at 8501 E. Princess Drive, Suite 190, Scottsdale, AZ 85255 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents GRANT, CONVEY, BARGAIN AND SELL unto the Grantee the following described real estate, situated in the County of Cook and the State of Illinois, (the "Property") more particularly described as follows:

See Exhibit A attached hereto and hereby made a part hereof.

Subject, however, to the exceptions set forth on Exhibit B attached hereto and made a part hereof (the "Exceptions").

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the Grantee, and to its successors and assigns forever. The Grantor hereby covenanting that it and its successors and assigns shall WARRANT AND DEFEND the title to the Property unto the Grantee and to Grantee's successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject to the Exceptions.

ND-719518JLS  
1 of 2

[Remainder of this page intentionally left blank]

4843-1523-5875.1  
STORE / Giordano's Pizza  
Special Warranty Deed - IL  
1115 Chicago Ave., Oak Park, IL 60302  
File No. 7210/02-331.5

COOK COUNTY RECORDER OF DEEDS

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the day and year first above written.

“GRANTOR”

ORIGANO’S, LLC-OAK PARK SERIES, a series of an Illinois limited liability company

By: Origin Manager, LLC, a Delaware limited liability company, its sole manager

By: Origin Holding Company, LLC, a Delaware limited liability company, its sole member

By: OHC Manager, LLC, a Delaware limited liability company, its sole manager

By: [Signature]  
Name:  
Title:

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )     SS.

I, The undersigned, a Notary Public for said County and state, do hereby certify that Michael Episcopo, the Manager of OHC Manager, LLC, a Delaware limited liability company, which is the sole manager of Origin Holding Company, LLC, a Delaware limited liability company, which is the sole member of Origin Manager, LLC, a Delaware limited liability company, which is the sole manager of ORIGANO’S, LLC – OAK PARK SERIES, a series of an Illinois limited liability company, and 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 as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

WITNESS my hand and notarial seal or stamp, this 11 day of April, 2015.

[Signature]  
Notary Public

My commission expires:  
Aug 8 2016

4843-1523-5875.1  
STORE / Giordano's Pizza  
Special Warranty Deed - IL  
1115 Chicago Ave., Oak Park, IL 60302  
File No. 7210/02-331.5



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION FOR THE PROPERTY

Real property in Oak Park, County of Cook, State of Illinois, described as follows:

THAT PART OF LOTS 1 AND 2 LYING EAST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF LOT 1, 51.83 FEET EAST OF THE NORTHWEST CORNER THEREOF, TO A POINT ON THE SOUTH LINE OF LOT 2, 51.46 FEET EAST OF THE SOUTHWEST CORNER THEREOF SAID NORTH AND SOUTH LINES BEING A LINE RUNNING ALONG THE OUTER WEST WALL LINE AND SAID WEST WALL LINE EXTENDED NORTH AND SOUTH OF A ONE STORY BRICK BUILDING (NUMBER 1115) NOW OCCUPYING SAID PREMISES IN THE SUBDIVISION OF LOTS 3 AND 12 IN BLOCK 5 IN TIMME'S SUBDIVISION OF BLOCKS 3, 4, 5 AND THAT PART OF BLOCK 6 IN KETTLESTRING'S ADDITION TO HARLEM IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

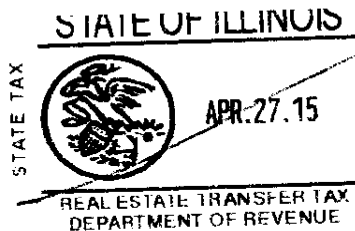
Address: 1115 Chicago Avenue, Oak Park, Illinois 60302

Permanent Real Estate Index Number: 16-07-101-019-0000

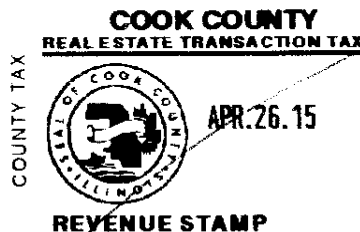


APR. 27. 15

REAL ESTATE TRANSFER TAX
0986400
# 0000003745 FP 102801



REAL ESTATE TRANSFER TAX
0123300
# 0000023516 FP 103037



REAL ESTATE TRANSFER TAX
0061650
# 0000023463 FP 103042

4843-1523-5875.1  
STORE / Giordano's Pizza  
Special Warranty Deed - IL  
1115 Chicago Ave., Oak Park, IL 60302  
File No. 7210/02-331.5

# UNOFFICIAL COPY

## EXHIBIT B

### EXCEPTIONS

1. Taxes and assessments for the years 2014 final installment, 2015 and subsequent years, a lien not yet due and payable.
2. Party Wall Agreement by and between Austin Bank of Chicago, formerly known as National Bank of Austin, as Trustee under Trust Agreement dated September 29, 1971 and known as Trust number 5097 and River Forest State Bank and Trust Company, as Trustee under Trust Agreement dated October 27, 1979 and known as Trust Number 2581, as contained in Trustee's Deed recorded December 5, 1979 as document 25269040.
3. Existing unrecorded lease(s) (assigned to Grantee by Grantor pursuant to an assignment and assumption of leases and rents effective as of the date hereof) and the rights of all parties claiming thereunder.