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This instrument prepared by
~~and please return to:~~
Lauren E. Walker, Esq.
Kutak Rock LLP
1801 California Street, Suite 3000
Denver, CO 80202
Telephone Number: (303) 297-2400

Doc#: 1521139059 Fee: \$42.00
RHSP Fee: \$9.00 RPRE Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/30/2015 11:11 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE, is executed as of June 26 2015 and made effective as of June 30 2015, by and between **P & J PROPERTY HOLDING, LLC**, an Illinois limited liability company ("Grantor") and **STORE MASTER FUNDING VIII, LLC**, a Delaware limited liability company ("Grantee");

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee all of Grantor's fee simple interest in and to the following described real estate, situated and being in the County of Cook, State of Illinois, to-wit:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; that the same is unencumbered by matters arising by, through or under Grantor, except for those matters of record; and that it will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons claiming the same by, through or under Grantor (excluding claims arising out of matters of record), but not further or otherwise.

In addition, Grantor hereby conveys to Grantee, for the same consideration set forth above and subject matters of record, all of Grantor's right, title and interest, if any, in and to any minerals, oil, gas and other hydrocarbon substances, development rights, air rights, water, water rights, wastewater or other utility rights, water stock relating to the land, strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights of Grantor appurtenant, abutting or adjoining said property.

Return to: 737402IL6
First American Title Insurance Co.
11175 Azusa Court
Rancho Cucamonga, CA 91730
Attn: NNC Post Closing Desk

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker L. STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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4813-6329-3220.1
STORE / Nona
Special Warranty Deed
18340 Kedzie Ave., Homewood, IL 60430
File No. 7210/02-367.6

REAL ESTATE TRANSFER TAX		20-Jul-2015
COUNTY:		450.00
ILLINOIS:		900.00
TOTAL:		1,350.00



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WITNESS the signature of the Grantor the day and year first above written.

P & J PROPERTY HOLDING, LLC, an Illinois limited liability company

x By: *[Signature]*
Name: Parham Parastaran
Title: Manager

STATE OF Illinois

COUNTY OF Champaign

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Parham Parastaran, with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of **P & J PROPERTY HOLDING, LLC**, an Illinois limited liability company, the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of Parham Parastaran by himself as such officer.

WITNESS my hand and Official Seal at office, this 16th day of June, 2015.

[Signature]
Notary Public

My Commission Expires _____

Tax Bills should be sent to:

Nona, Inc.
2216 S. Neil Street
Champaign, Illinois 61820



With a copy to:

STORE Master Funding VIII, LLC
8501 E. Princess Drive, Suite 190
Scottsdale, Arizona 85255

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EXHIBIT A

Legal Description

Street Address: 18340 Kedzie Ave., Homewood, IL 60430

Tax Parcel Number: 31-02-201-024

Legal Description:

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

Parcel 1:

The South 130 feet of Lot 11 in Homewood Gardens Acres Number 1, A Subdivision of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2 Township 35 North, Range 13 East of the third principal meridian, recorded as Document No 11497788, in Cook County, Illinois.

Parcel 2:

Easement for ingress and egress over and upon the North 20 feet of the South 140 feet of Lot 11 (Except that part included in parcel 1 aforesaid) and The West 24 feet of Lot 9; The West 24 feet of Lot 10; and The West 24 feet of Lot 11 (Excepting the South 140 feet of said Lot 11) recorded as Document No. 22288842. in Homewood Garden Acres No. 1, a subdivision of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2 Township 35 North Range 13 East of the third principal meridian, in Cook County, Illinois.