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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 RPRF 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 36 2015 and made effective as of June 362015, 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 aid in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable conside at on, 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 HE'KETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the aforesaid real estate, logether 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 scized 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.

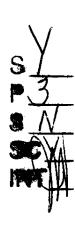
In addition, Grantor hereby conveys to Grantee, for the same consideration set forth above and subject matters of record, all of Grantor's right, title and interest, if any, in and to any minerals, oil, gas and other hydrocarbon substances, development rights, air rights, water, water rights, wastewater 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.

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

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

Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker L., STE 2400 Chicago, IL 20006-4650 Attn:Search Department

REAL ESTATE TRANSFER TAX 20-JI			20-Jul-2015
		COUNTY:	450.00
		ILLINOIS:	900.00
		TOTAL:	1,350.00
31-02-20	 1-024-0000	20150701607535	1-428-802-432



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

	& J PROPERTY HOLDING, LLC, an Illinois limited bility company
. •	me: Parham Parastaran Elle: Manager
STATE OF <u>Mirais</u>	
COUNTY OF <u>Champung</u>	
appeared <u>Parham Parastaran</u> to me to be on the basis of satisfactory eviden the <u>Manager</u> of P 8 liability company, the within named bargaino authorized so to do, executed the within instri	
WITNESS my hand and Official Seal a	Af bleen a to to to the Notary Public
My Commission Expires	3,0
Tax Bills should be sent to:	OFFICIAL SEAL
Nona, Inc. 2216 S. Neil Street Champaign, Illinois 61820	REBECCA A FOWLER NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 11/07/2017

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

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

Scottsdale, Arizona 85255

With a copy to:

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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 o /er and upon the North 20 feet of the South 140 feet of Lot 11 (Except that part included in parcel 1 aro esaid) 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 Gargen Acres No. 1, a subdivision of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2 Tov nship 35 North Range 13 East of the third principal meridian, in Cook County, Illinois.