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PREPARED BY:

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Doc#: 1535645059 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/22/2015 12:46 PM Pg: 1 of 7

WHEN RECORDED MAIL THIS DEED:

SUPREME BRIGHT PORTFOLIO II, LLC
c/o NewcrestImage Holdings, LLC
Attention: Mehul Patel
700 State Highway 121, Suite 175
Lewisville, Texas 75067

TAX BILLS TO:
SAME AS MAIL TO.

8979 307 / 103

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

This Special Warranty Deed (this "Deed"), dated as of December 17, 2015, is made and entered into by and between **LQ PROPERTIES L.L.C.**, a Delaware limited liability company ("Grantor"), whose address is 909 Hidden Ridge, Suite 600, Irving, Texas 75038 and **SUPREME BRIGHT PORTFOLIO II, LLC**, a Texas limited liability company ("Grantee"), whose address is c/o NewcrestImage Holdings, LLC, Attention: Mehul Patel, 700 State Highway 121, Suite 175, Lewisville, Texas 75067.

WITNESSETH:

Grantor, for and in consideration of the sum of Four Million Two Hundred Fifty Thousand and No/100 Dollars (\$4,250,000.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents hereby grant, bargain and sell, release and confirm unto Grantee, that certain parcel of real property situated in the City of Schaumburg, County of Cook and State of Illinois, and described as Parcels 1 and 2 on Exhibit A attached hereto and incorporated herein (the "Land").

For the same consideration, Grantor does by these presents hereby grant, bargain and sell, release and confirm unto Grantee all buildings and improvements located on the Land, together with all and singular, Grantor's right, title and interest, if any, in and to adjacent streets, roads, alleys, rights-of-way, strips and gores, easements (including, without limitation, the easement described as Parcel 3 on Exhibit A attached hereto), rights of ingress and egress, tenements, hereditaments and appurtenances on the Land or in anywise appertaining thereto (the foregoing, together with the Land, being hereinafter collectively referred to as the "Property").

This conveyance is made and accepted subject to the matters set forth on Exhibit B attached hereto and made a part hereof for all purposes, to the extent, and only to the extent, such matters are now in force, valid, and affect title to the Property (but reference to same shall not operate to re-impose same), and further subject to all standby fees, general taxes, ad valorem taxes and assessments


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with respect to the Property for the current year and subsequent years, the payment of which Grantee assumes (hereinafter referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances to the same belonging, unto Grantee and to the successors and assigns of Grantee forever, subject to the Permitted Exceptions. Grantor hereby covenants that it and its successors and assigns shall and will WARRANT AND DEFEND the title to the Property unto Grantee and Grantee's successors and assigns forever, against the lawful claims of all persons claiming an interest in the Property by, through or under Grantor, subject, however, to the Permitted Exceptions.

[Signature Page on Next Page]

Property of Cook County Clerk's Office

STATE TAX	STATE OF ILLINOIS	# 0000026136	REAL ESTATE TRANSFER TAX
	 DEC. 22. 15		0425000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103037

FP 103042	# 0000026081	REVENUE STAMP		COUNTY TAX
0212500				
REAL ESTATE TRANSFER TAX		COOK COUNTY	REAL ESTATE TRANSACTION TAX	

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

"GRANTOR"

LQ PROPERTIES L.L.C.,
a Delaware limited liability company



By: _____ (SEAL)

Printed Name: Mark Chloupek

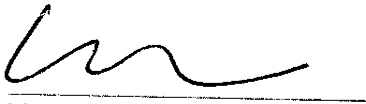
Title: Vice President

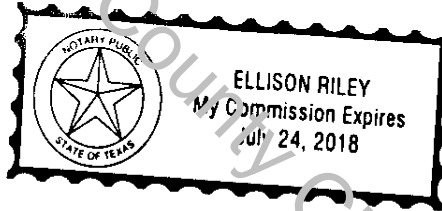
State of Texas

County of Dallas

This instrument was acknowledged before me on December 15, 2015 by Mark Chloupek as Vice President of LQ PROPERTIES L.L.C., a Delaware limited liability company.

(seal)



Notary Public

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Exhibit A to Deed

DESCRIPTION OF LAND

PARCEL 1:

THAT PART OF LOT 1 IN BILL KNAPP'S RESUBDIVISION, A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12 IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID BILL KNAPP'S RESUBDIVISION RECORDED JULY 12, 1983 AS DOCUMENT NO. 26683318, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, 148.0 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 25.00 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 52.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 1, 141.16 FEET TO AN INTERSECTION WITH A LINE 30.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1; THENCE WESTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE, 66.26 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 30.00 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 1; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 152.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 11.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1, 197.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT NO. 9; BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED SEPTEMBER 24, 1976 AS DOCUMENT 23650671 IN THE OFFICE OF THE RECORDER OF DEEDS, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

COMMON ACCESS AND CROSS-PARKING EASEMENT FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 AS CREATED BY INSTRUMENT DATED MAY 29, 1987 AND RECORDED APRIL 19, 1988 AS DOCUMENT 88160821 MADE BY AND BETWEEN LA QUINTA MOTOR INNS, INC., A TEXAS CORPORATION AND BILL KNAPP'S PROPERTIES, INC., A MICHIGAN CORPORATION.

03-07-102-003-0000

03-07-102-015-0000

1415 West Dundee Road

Arlington Heights, IL 60004

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Exhibit B to Deed

PERMITTED EXCEPTIONS

1. ORDER ESTABLISHING FREEWAY AND ROUTE LOCATION DECISION, BOTH RECORDED AUGUST 29, 1962 AS DOCUMENTS 18576703 AND 18576704 RESPECTIVELY, PURPORTING TO GIVE NOTICE BY THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, DIVISION OF HIGHWAYS, STATE OF ILLINOIS, OF THE INTENT OF SAID BODY TO ESTABLISH A FREEWAY ON, OVER, ACROSS OR CONTIGUOUS TO THE LAND IN A MANNER WHICH WILL PERMIT ACCESS BETWEEN SAID FREEWAY AND ABUTTING LANDS ONLY AT ENTRANCES PROVIDED FOR SAID PURPOSES.
2. RESTRICTIVE COVENANTS RECORDED SEPTEMBER 24, 1976 AND AS DOCUMENT 23650672 MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 13, 1964 KNOWN AS TRUST NUMBER 32798 PROVIDING THE OWNER SHALL INSTALL SIDEWALKS AND STREET LIGHTS AS REQUIRED BY THE VILLAGE OF ARLINGTON HEIGHTS.
3. WE HAVE EXAMINED THE PLAT OF BILL KNAPP'S RESUBDIVISION, RECORDED JULY 12, 1983 AS DOCUMENT 26683318, BEING A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12, BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1978 AS DOCUMENT 24533497, IN COOK COUNTY, ILLINOIS. RELATIVE THERETO WE NOTE THE FOLLOWING:
 - (A) RESERVATION AND GRANT OF A NON EXCLUSIVE ACCESS RIGHT TO THE VILLAGE OF ARLINGTON HEIGHTS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF MANHOLES, INLETS, CATCH BASINS, SANITARY LINES AND APPURTENANCES, STORM SEWER LINES AND APPURTENANCES, WATERMANS AND APPURTENANCES AND ALL OTHER EQUIPMENT AND APPURTENANCES NECESSARY FOR THE PURPOSE OF PROVIDING THE SUBDIVISION AND ADJOINING PROPERTY WITH SANITARY STORM AND WATER SERVICES OVER, UNDER AND UPON THE LAND AS SHOWN ON THE PLAT OF RESUBDIVISION
 - (B) 50 FOOT BUILDING LINE AS SHOWN ON PLAT OF RESUBDIVISION OVER PART OF THE NORTH LINE OF LOT 1
 - (C) 20 FOOT PUBLIC UTILITIES, SEWER, AND DRAINAGE EASEMENT AS SHOWN ON PLAT OF RESUBDIVISION ON PLAT OF RESUBDIVISION OVER THE EAST 20 FEET OF LOT 1.
4. ONSITE UTILITY MAINTENANCE AGREEMENT RELATING TO SANITARY SEWERS, STORM SEWERS AND WATERMANS MADE BY "THE OWNERS OF BILL KNAPP'S RESTAURANT" DATED JULY 28, 1983 AS DOCUMENT 26707494.
5. ONSITE UTILITY MAINTENANCE AGREEMENT RELATING TO SANITARY SEWERS, STORM SEWERS AND WATERMANS MADE BY "THE OWNERS OF BILL KNAPP'S RESTAURANT" RECORDED FEBRUARY 22, 1985 AS DOCUMENT 27451208.
6. RESTRICTIVE COVENANT CONTAINED IN THE WARRANTY DEED FROM BILL KNAPP'S PROPERTIES, INC., A MICHIGAN CORPORATION, TO LA QUINTA MOTOR INNS, INC., A

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TEXAS CORPORATION, DATED MAY 27, 1987 AND RECORDED MAY 29, 1987 AS DOCUMENT 87289139 RESTRICTING THE LAND FROM USE AS A RESTAURANT, CAFETERIA OR SIMILAR FACILITY.

7. UTILITY, DRAINAGE AND ACCESS EASEMENT OVER THE NORTH 32 FEET AND THE NORTHWESTERLY 32 FEET OF THE LAND ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 23650671.
8. 11 FOOT ADDITIONAL DRAINAGE EASEMENT SOUTH AND ADJOINING EASEMENT SHOWN ABOVE AS SHOWN ON PLAT AFORESAID
9. BUILDING LINE AS SHOWN ON THE PLAT OF SAID SUBDIVISION RESUBDIVISION RECORDED AS DOCUMENT 22024211.
10. RESTRICTIONS COVENANT RECORDED SEPTEMBER 24, 1976 AS DOCUMENT 23650672 MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 13, 1964 AND KNOWN AS TRUST NUMBER 32798 PROVIDING THAT OWNER SHALL INSTALL SIDEWALKS AND STREET LIGHTS AS REQUIRED BY THE VILLAGE OR ARLINGTON HEIGHTS.
11. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED MARCH 9, 1977 AS DOCUMENT 23841485.
12. TERMS AND PROVISIONS OF ASSUMPTION AGREEMENT DATED JUNE 11, 1986, AND RECORDED JUNE 26, 1986 AS DOCUMENT 86263227 MADE BY MAIN BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 7, 1986 AND KNOWN AS TRUST NUMBER 86-160 FOR THE BENEFIT OF NORTHWESTERN NATIONAL LIFE INSURANCE COMPANY, A MINNESOTA CORPORATION MORTGAGE UNDER THE MORTGAGE RECORDED AS DOCUMENT 24088301.
13. A 50 FOOT BUILDING LINE ALONG THE NORTH AND NORTHWESTERLY LOT LINES, AS DISCLOSED BY EDWARD J. MALLOY AND ASSOCIATES SURVEY, ORDER NUMBER 862350 DATED MARCH 10, 1987, LAST REVISED APRIL 10, 1987.
14. ASSUMPTION AND PAYMENT AGREEMENT DATED APRIL 8, 1987 AND RECORDED APRIL 8, 1987 AS DOCUMENT 87186269 BY LAQUINTA MOTOR INNS, INC., FOR THE BENEFIT OF NORTHWESTERN NATIONAL LIFE INSURANCE COMPANY AND ALL SUBSEQUENT HOLDERS OF THE NOTE, AND MAIN BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 7, 1986 AND KNOWN AS TRUST NUMBER 86-160, S.A. RESTAURANT CORPORATION AND JOHN SELLIS AND ANGELIS SELLIS.
15. DECLARATION OF RESTRICTION MADE BY LA QUINTA MOTOR INNS, INC., DATED MAY 29, 1987 AND RECORDED APRIL 19, 1988 AS DOCUMENT 88160823 RELATING TO: NO PART OF LAND SHALL BE DEVELOPED AND USED AS A RESTAURANT, CAFETERIA OR OTHER SIMILAR FACILITY, AND ALL COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED THEREIN.
16. COMMON ACCESS AND CROSS PARKING EASEMENT IN, TO, OVER, ACROSS AND THROUGH THE COMMON AREAS CONSISTING OF THE DRIVEWAY, ENTRANCES, EXISTS AND PARKING AND DRIVEWAY AREAS THROUGH PARCEL 1 AND PARCEL 2 FOR INGRESS AND EGRESS BY PEDESTRIAN AND VEHICULAR TRAFFIC MADE BY AND BETWEEN LAQUINTA MOTOR INNS, INC., AND BILL KNAPP'S PROPERTIES, INC RECORDED APRIL 19, 1988 AS DOCUMENT 88160821 AND MODIFICATION OF COMMON-ACCESS AND CROSS-EASEMENT AGREEMENT RECORDED SEPTEMBER 25, 1989 AS DOCUMENT 89451627.

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17. TERMS, PROVISIONS AND CONDITIONS RELATING TO AND EASEMENT DESCRIBED AS PARCEL 3 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT.
18. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 3 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
19. EASEMENT RECORDED JUNE 22, 1989 AS DOCUMENT 89286146, IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

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