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PREPARED BY:

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RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/22/2015 01:14 PM Pg: 1 of 6

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  
BE MAILED TO ARRIVE

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 Five Million One Hundred Thousand and No/100 Dollars (\$5,100,000.00) 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 Parcel 1 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, those easements described as Parcels 2A and 2B 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

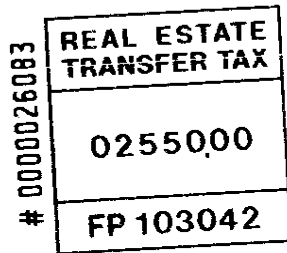
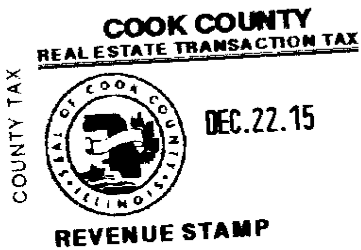
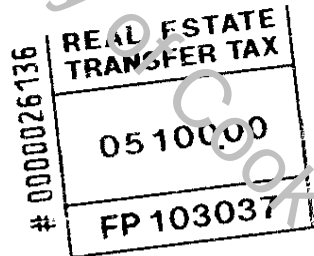
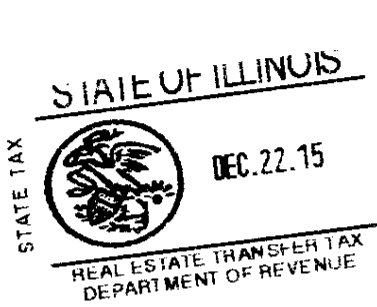
201 842468 522025

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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]*



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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

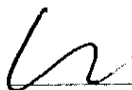
State of Texas

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:

LOT 1 IN JUDITH JOHNSON SIXTH RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN JUDITH JOHNSON FIFTH RESUBDIVISION IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 1981 AS DOCUMENT 25835316 IN COOK COUNTY, ILLINOIS.

PARCEL 2A:

NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS TO KIMBERLY DRIVE OVER, ALONG AND ACROSS THE WEST 13.5 FEET OF LOT 3 IN JUDITH JOHNSON SIXTH RESUBDIVISION AFORESAID, AND THE EAST 13.5 FEET OF LOT 1 IN JUDITH JOHNSON FOURTH RESUBDIVISION IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 13, AFORESAID, AS CREATED BY PLAT OF JUDITH JOHNSON FOURTH RESUBDIVISION RECORDED AS DOCUMENT 24804010 AND BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 26, 1974 AND KNOWN AS TRUST NUMBER 47381 TO LA QUINTA MOTOR INNS, INC., A CORPORATION OF TEXAS RECORDED APRIL 29, 1981 AS DOCUMENT 25853698.

PARCEL 2B:

NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT FOR RECIPROCAL ACCESS AND PARKING DATED AS OF SEPTEMBER 21, 2015 AND RECORDED SEPTEMBER 22, 2015 AS DOCUMENT 1526544052 BY AND BETWEEN LQ PROPERTIES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND IL. & IN. RESTAURANT REALTY, LLC FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND UPON THE PARKING AREAS, DRIVEWAYS AND DRIVE AISLES NOW EXISTING OR CONSTRUCTED IN THE FUTURE OVER LOT 2 IN JUDITH JOHNSON SIXTH RESUBDIVISION TO THE SOUTH LINE OF THE EASEMENT CREATED BY DEED RECORDED APRIL 29, 1981 AS DOCUMENT 25853698 OVER THE WEST 13.5 FEET OF LOT 3 IN JUDITH JOHNSON SIXTH RESUBDIVISION AND THE EAST 13.5 FEET OF LOT 1 IN JUDITH JOHNSON FOURTH RESUBDIVISION.

1730 East Higgins Road  
Schaumburg, IL 60173  
07-13 - 408-009-0000

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## Exhibit B to Deed

### PERMITTED EXCEPTIONS

1. TERMS, PROVISIONS AND LIMITATIONS OF ENVIRONMENTAL LAND USE CONTROL RECORDED OCTOBER 2, 2007 AS DOCUMENT NUMBER 0727509049.
2. COVENANTS AND RESTRICTIONS CONTAINED IN DECLARATION MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 25, 1964 AND KNOWN AS TRUST NUMBER 33071 DATED APRIL 12, 1972 AND RECORDED APRIL 13, 1972 AS DOCUMENT 21866634, RELATING, BUT NOT LIMITED TO, USE, CONSTRUCTION, STORAGE, NOISE AND PARKING SPACES.
3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN AGREEMENT DATED DECEMBER 27, 1978 AND RECORDED JANUARY 16, 1979 AS DOCUMENT 24804012 AND AMENDED BY DOCUMENT 24992176 MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NO. 47381, RELATING TO THE USE OF LAND NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.
4. 28 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISIONS RECORDED AS DOCUMENT NO. 24804010, 24804011 AND 25835316.
5. EASEMENT FOR INGRESS AND EGRESS AGREEMENT RECORDED JANUARY 16, 1979 AS DOCUMENT 24804014 AND AS FURTHER SHOWN ON THE PLAT OF RESUBDIVISION RECORDED AS DOCUMENT 24804011 AND AS DOCUMENT 25835316, BY AND BETWEEN LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 47381 (GRANTOR) AND STEAK AND ALE OF ILLINOIS, INC., (GRANTEE) OVER AND ACROSS A PARCEL OF LAND HAVING 30.5 FEET OF FRONTAGE ON HIGGINS ROAD AND EXTENDING ALONG THE MOST SOUTHERLY 58 FEET OF THE WESTERN BOUNDARY OF LOT 3 IN JUDITH JOHNSON THIRD RESUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 AFORESAID.
6. 10 FOOT UTILITY EASEMENT AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF JUDITH JOHNSON SIXTH RESUBDIVISION RECORDED AS DOCUMENT NO. 25835316.
7. INGRESS AND EGRESS EASEMENT AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF JUDITH JOHNSON SIXTH RESUBDIVISION RECORDED AS DOCUMENT NO. 25835316.
8. EASEMENT AGREEMENT FOR INGRESS AND EGRESS DATED MARCH 11, 1981, BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 26, 1974 AND KNOWN AS TRUST NUMBER 47381 AND LAQUINTA MOTOR INNS, INC. RECORDED APRIL 29, 1981 AS DOCUMENT NUMBER 25853695, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.
9. EASEMENT AGREEMENT FOR UTILITIES DATED MARCH 11, 1981, BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 26, 1974 AND KNOWN AS TRUST NUMBER 47381 AND LAQUINTA MOTOR INNS, INC. RECORDED APRIL 29, 1981 AS DOCUMENT NUMBER 25853696, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.

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10. EASEMENT AGREEMENT FOR DIRECTIONAL SIGNAGE DATED MARCH 11, 1981, BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 26, 1974 AND KNOWN AS TRUST NUMBER 47381 AND LAQUINTA MOTOR INNS, INC. RECORDED APRIL 29, 1981 AS DOCUMENT NUMBER 25853697, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.
11. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2B CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.  
(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
12. NOTHING CONTAINED HEREIN SHOULD BE CONSTRUED AS INSURING THE EXACT LOCATION OR DIMENSIONS OF THE EASEMENT DESCRIBED AS PARCEL 2B OF SCHEDULE A.
13. TRUST AGREEMENT DATED FEBRUARY 25, 1997 AND KNOWN AS TRUST NUMBER TERMS, PROVISIONS AND CONDITIONS CONTAINED IN COMMON DRIVE MAINTENANCE AGREEMENT DATED NOVEMBER 14, 1997 AND RECORDED JANUARY 28, 1998 AS DOCUMENT NUMBER 98071088 BY AND BETWEEN WESTERN SPRINGS NATIONAL BANK AND TRUST, TRUSTEE UNDER 3575 AND DRURY INN-SCHAUMBURG, A LIMITED PARTNERSHIP.