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Doc#: 1535615018 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/22/2015 01:16 PM Pg: 1 of 5

PREPARED BY:

Colven, Tran & Meredith, P.C.
5420 LBJ Freeway, Suite 300
Dallas, Texas 75240

WHEN RECORDED MAIL THIS DEED:

CHICAGO TITLE INSURANCE
2828 Routh Street
Suite 800
Dallas, Texas 75201
Attn: Donna Gullledge

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

STATE OF ILLINOIS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COOK

§

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THAT **SUPREME BRIGHT PORTFOLIO II, LLC**, a Texas limited liability company having an address at 700 State Highway 121, Suite 175 Lewisville, Texas 75067 (hereinafter referred to as "**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by **SCH LOCCING, LLC**, an Illinois limited liability company (hereinafter referred to as "**Grantee**"), whose mailing address is c/o Laljibhai B. Patel at 230 Harmony Lane, Elk Grove Village, Illinois 60007-4016, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee, all of the real property described on Exhibit A attached hereto and made a part hereof for all purposes (hereinafter referred to as the "**Land**") and all buildings and improvements located thereon, 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, 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, ad valorem taxes and assessments for the current year and subsequent years, the payment of which Grantee assumes (hereinafter referred to as the "**Permitted Exceptions**").

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This Special Warranty Deed is being executed and delivered by Grantor pursuant to that certain Contract of Sale dated as of November 9, 2015 (as amended, modified and/or supplemented from time to time, the "Purchase Agreement") among Grantor as seller and Grantee as buyer. Recourse against Grantor with respect to the representations, warranties and covenants of Grantor hereunder are subject to the provisions and limitations set forth in the Purchase Agreement.


TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself and its legal representatives, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its legal representatives, successors and assigns, against every person who may lawfully claim or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on the date of the acknowledgement set forth below, to be effective as of the 17th day of December, 2015.

SUPREME BRIGHT PORTFOLIO II, LLC,
a Texas limited liability company


By: NewcrestImage Holdings, LLC,
a Delaware limited liability company,
Managing Member

By: 
Mehul Patel, Manager

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000026137	REAL ESTATE TRANSFER TAX
	DEC. 22. 15		05500.00
			FP 103037

MAIL TAX BILLS TO
SOUTH COASTING, LLC
1730 E HIGGINS ROAD
SCHAUMBURG, IL 60173

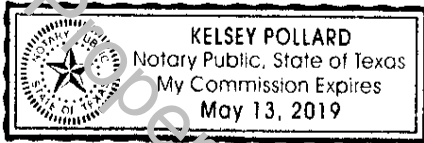
 VILLAGE OF SCHAUMBURG REAL ESTATE TRANSFER TAX
28239 \$5,500. ⁰⁰

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000026084	REAL ESTATE TRANSFER TAX
	DEC. 22. 15		02750.00
			FP 103042

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STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on December 16, 2015, by Mehul Patel, Manager of NewcrestImage Holdings, LLC, a Delaware limited liability company, Managing Member of Supreme Bright Portfolio II, LLC, a Texas limited liability company, on behalf of said limited liability company.



Kelsey Pollard
Notary Public, State of Texas

Kelsey Pollard
Notary's Printed Name

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EXHIBIT "A"

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 1526544054 BY AND BETWEEN LQ PROPERTIES, D.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.

PIN No.: 07-13-408-009-0000.

Property Address: 1730 East Higgins Road, Schaumburg, Illinois. 60173

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Standby fees, taxes and assessments by any taxing authority for the 2015 tax year, and subsequent years not yet due and payable.
2. Building lines, easements, and all rights incident thereto, as shown on the plat of subdivisions recorded as Document Nos. 24804010, 24804011, 24804014, and 2583316, including, without limitation, the following:
 - (a) 28' building line affecting the south line of the land;
 - (b) Easement for ingress and egress 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 ½ of the south east ¼ aforesaid;
 - (c) 10' utility easement;
 - (d) Ingress and Egress easements;
3. Easement for ingress and egress dated March 11, 1981, between Lasalle National Bank, as Trustee under Trust No. 47381 and LaQuinta Motor Inns, Inc. recorded April 29, 1981 as Document No. 2583695.
4. 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 No. 47381 and LaQuinta Motor Inns, Inc. recorded April 29, 1981 as Document No. 25853696, and the terms, provisions and conditions contained therein.
5. 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 No. 47381 and LaQuinta Motor Inns, Inc. recorded April 29, 1981 as Document No. 25853697, and the terms, provisions and conditions contained therein.
6. Terms, provisions and conditions contained in Common Drive Maintenance Agreement dated November 14, 1997 and recorded January 28, 1998 as Document No. 98071088 by and between Western Springs National Bank and Trust, Trustee under Trust Agreement dated February 25, 1997 known as Trust No. 3575 and Drur Inn-Schaumburg, a limited partnership. (Parcel 2A)