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Doc#: 1621445058 Fee: \$50.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/01/2016 01:17 PM Pg: 1 of 7

PREPARED BY:

John A. Bain,
Akin Gump Strauss Hauer & Feld LLP,
1700 Pacific Avenue, Suite 4100, Dallas, Texas 75201

WHEN RECORDED MAIL THIS DEED:

Colven, Tran & Meredith, P.C.
Attention: Thomas J. Colven, III
1401 Burnham Drive
Plano, Texas 75093

SPACE ABOVE THIS LINE FOR RECORDER'S USE

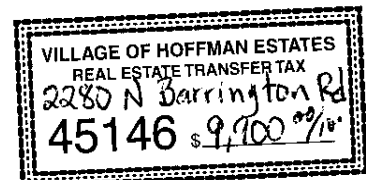
SPECIAL WARRANTY DEED

This Special Warranty Deed (this "Deed"), dated as of July 28, 2016, 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 Ten and No/100 Dollars (\$10.00) 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 Hoffman Estates, 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 2 through 8 on Exhibit A attached hereto), rights of ingress and egress, tenements, hereditaments and appurtenances



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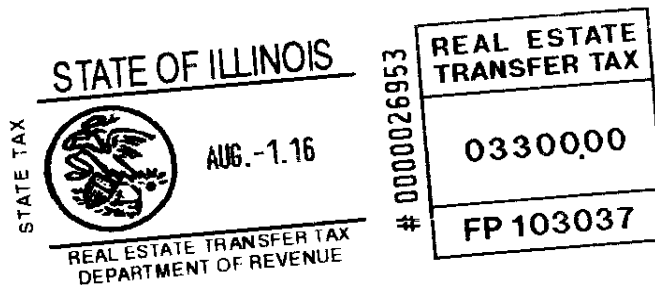
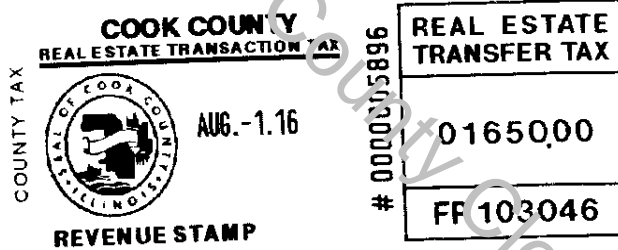
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on the Land or in anywise appertaining thereto (the foregoing, together with the Land, being hereinafter collectively referred to as the "Property").

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 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, this Special Warranty Deed has been executed by Grantor on the date of the acknowledgement set forth below, to be effective as of the 28th day of July, 2016.

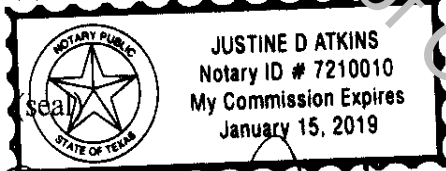
LQ PROPERTIES L.L.C.,
a Delaware limited liability company

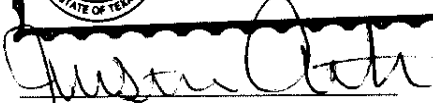
By:  (SEAL)
Printed Name: Mark Chloupek
Title: Vice President

State of Texas

County of Dallas

This instrument was acknowledged before me on July 25, 2016 by Mark Chloupek as Vice President of LQ PROPERTIES L.L.C., a Delaware limited liability company.




Notary Public

GRANTEE'S ADDRESS:

Supreme Bright Portfolio II, LLC
c/o NewcrestImage
Attention: Mehul Patel
700 State Highway 121, Suite 175
Lewisville, Texas 75067

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Exhibit A

DESCRIPTION OF LAND

PARCEL 1:

LOT 3 IN BARRINGTON POINTE SUBDIVISION IN THE EAST 1/2 OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY SIGN EASEMENT AGREEMENT RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106392 AND RE-RECORDED SEPTEMBER 28, 1988 AS DOCUMENT 88446130, AND SHOWN ON PLAT DOCUMENT NUMBER 86106425 BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 109437 BY DOCUMENT EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST AGREEMENT DATED AUGUST 22, 1985 AND KNOWN AS TRUST NUMBER 110224 AND LA QUINTA MOTOR INNS, INC., ON THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF HIGGINS ROAD AS DEDICATED BY INSTRUMENT RECORDED MARCH 27TH, 1941 AS DOCUMENT NO. 12647603, WITH THE WEST LINE OF BARRINGTON ROAD AS DEDICATED BY INSTRUMENT RECORDED JULY 8TH, 1932 AS DOCUMENT NUMBER 1113016; THENCE NORTH 00 DEGREES 03 MINUTES 13 SECONDS WEST ALONG SAID WESTERLY LINE OF BARRINGTON ROAD, BEING A LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID FRACTIONAL SECTION 1, 446.91 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF PERPETUAL EASEMENT FOR HIGHWAY PURPOSES AS PER WARRANTY DEED DATED MAY 31, 1957 AND RECORDED JUNE 10, 1957 AS DOCUMENT NO. 16926933; THENCE SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, BEING A LINE AT RIGHT ANGLES TO SAID WEST LINE OF BARRINGTON ROAD, 30.00 FEET TO THE WEST LINE OF SAID PERPETUAL EASEMENT; THENCE NORTH 00 DEGREES 03 MINUTES 13 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, BEING A LINE 80.00 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID FRACTIONAL SECTION 1, 259.60 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST AT RIGHT ANGLES TO SAID LAST DESCRIBED PARALLEL LINE 10.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 13 SECONDS WEST 6.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 56 MINUTES 47 SECONDS, EAST 10.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 03 MINUTES 13 SECONDS EAST 6.00 FEET TO THE PLACE OF BEGINNING.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DEPICTED ON THE PLAT OF SUBDIVISION OF BARRINGTON POINTE SUBDIVISION, RECORDED AS DOCUMENT 87106425 AND AS ADDITIONALLY SET OUT IN THE DECLARATION OF EASEMENTS, DATED FEBRUARY 19, 1987, EXECUTED BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 109437 AND LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 110224, RECORDED AS DOCUMENT 87106425, FOR PASSAGEWAY OVER: THE AREA DESCRIBED AS EASEMENT FOR DRIVEWAY, INGRESS AND EGRESS AND UTILITY EASEMENT, 28 FEET IN TOTAL WIDTH ALONG THE COMMON BORDER WITH LOT 4 AND 5 IN BARRINGTON POINTE SUBDIVISION IN THE EAST

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1/2 OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106425.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS DEPICTED ON THE PLAT OF SUBDIVISION OF BARRINGTON POINTE RECORDED AS DOCUMENT NUMBER 87106425 AND AS ADDITIONALLY SET OUT IN THE DECLARATION OF EASEMENTS, DATED FEBRUARY 19, 1987, AND RECORDED AS DOCUMENT NUMBER 87106425, EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 109437 AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 110224, FOR PASSAGEWAY OVER THAT PORTION OF LOT 2 FOLLOWING BETWEEN THE BOUNDARIES OF LOTS 1, 3 AND 5, 54 FEET WIDE AT THE EAST LINE AND 144.54 FEET ALONG THE SOUTH LINE.

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DEPICTED ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 87106425 OF BARRINGTON POINTE SUBDIVISION AND AS ADDITIONALLY SET OUT IN THE DECLARATION OF EASEMENTS, DATED FEBRUARY 19, 1987 AND RECORDED AS DOCUMENT 87106425, EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 109437 AND LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 110224, FOR PASSAGEWAY OVER: LOT 2 ALONG ITS COMMON BORDER WITH LOT 3, BEING 12 FEET WIDE ALONG THE SOUTHEASTERLY LINE OF LOT 2, ADJOINING LOT 3.

PARCEL 6:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DELINEATED ON THE PLAT OF SUBDIVISION OF THE BARRINGTON POINTE SUBDIVISION RECORDED AS DOCUMENT NUMBER 87106425 AND AS ADDITIONALLY SET OUT IN THE DECLARATION OF EASEMENTS, DATED FEBRUARY 19, 1987 RECORDED AS DOCUMENT NUMBER 87106425, EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 109437 AND LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 110224, FOR DETENTION/RETENTION, AT THE NORTHWEST CORNER OF LOT 2.

PARCEL 7:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS DEPICTED ON THE PLAT OF SUBDIVISION OF BARRINGTON POINTE SUBDIVISION RECORDED AS DOCUMENT NUMBER 87106425 AND AS ADDITIONALLY SET OUT IN THE DECLARATION OF EASEMENTS, DATED FEBRUARY 19, 1987 RECORDED AS DOCUMENT NUMBER 87106425, EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 109437 AND LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 110224, FOR STORM SEWER, WITHIN THAT PORTION OF LOT 2 DESCRIBED ON THE PLAT AS "UTILITY EASEMENT".

PARCEL 8:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS DEPICTED ON THE PLAT OF BARRINGTON POINTE SUBDIVISION RECORDED AS DOCUMENT NUMBER 87106425 AND AS ADDITIONALLY SET OUT IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 87106425, DATED FEBRUARY 19, 1987, EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 109437 AND LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 110224 FOR TEMPORARY EASEMENT FOR LIGHTING, LANDSCAPING, CONSTRUCTION AND

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SLOPE LOCATION UPON LOT 2 ADJACENT TO THE EASEMENT FOR DRIVEWAY, INGRESS AND EGRESS AND UTILITY EASEMENT LOCATION ON LOT 2 ALONG ITS COMMON BORDER WITH LOT 3 FOR THE PURPOSE OF INSTALLING AND MAINTAINING LIGHTS AND LANDSCAPING, SAID EASEMENT AREA OVER THE SOUTHEASTERLY 5 FEET OF LOT 2 LYING NORTHWESTERLY AND ADJOINING THE SOUTHEASTERLY 12 FOOT DRIVEWAY EASEMENT OF LOT 2.

2280 Barrington Road
Hoffman Estates, IL 60169

06-01-200-017-0000

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Exhibit B

PERMITTED EXCEPTIONS

Part A: (i) all oil, gas and other minerals previously reserved or conveyed of record, (ii) zoning laws and regulations and ordinances of municipal and other governmental authorities affecting the Property, (iii) all covenants, conditions, restrictions, easements, riparian rights and rights of way affecting the Property, (iv) any and all matters which would be disclosed by a current and accurate survey of the Property, and (v) all matters of record affecting the Property as of the date hereof.

Part B:

1. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 88170020.
2. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 89164083.
3. TERMS, COVENANTS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE DECLARATION OF EASEMENTS RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106425, RELATING BUT NOT LIMITED TO, DETENTION/RETENTION POND AND STORM SEWER EASEMENTS; PARKING EASEMENTS; TEMPORARY EASEMENT AND RIGHT TO DEDICATE.

SUPPLEMENTAL DECLARATION OF EASEMENTS RECORDED JUNE 8, 1987 AS DOCUMENT NUMBER 87310605.

4. DRIVEWAY, INGRESS AND EGRESS AND UTILITY EASEMENT AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF BARRINGTON POINTE SUBDIVISION RECORDED AS DOCUMENT NO. 87106425.
5. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENTS DESCRIBED AS PARCELS 2 TO 8 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENTS.
(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS.