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1712206179D

Doc# 1712206179 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/02/2017 02:02 PM PG: 1 OF 5

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SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 28 day of April, 2017, between **FIFTH THIRD BANK**, an Ohio banking corporation ("Grantor"), having an address of 38 Fountain Square Plaza, MD10ATA1, Cincinnati, Ohio 45265, and **HOFFMAN ESTATES RETAIL INVESTORS LLC**, an Illinois limited liability company ("Grantee"), having an address of One Trans Am Plaza, Suite 120, Oakbrook Terrace, IL 60181.

WITNESSETH, that, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell to Grantee, and its successors and assigns forever, that certain land, situate, lying and being in the County of Cook, State of Illinois, and being more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

TOGETHER WITH all tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

AND SUBJECT TO (A) real property taxes and assessments for 2017 and subsequent years, (B) all easements, covenants, conditions, restrictions and other agreements of record, (C) all matters which would be disclosed by a recent and accurate survey of the Property, (D) public streets and legal highways and (E) municipal, zoning and subdivision laws and ordinances.

On or before the date that is six (6) months after the date of this Special Warranty Deed, no portion of the Property may be used for (i) the operation of a financial institution, bank, savings and loan, trust company, ATM, automated teller machine or other free standing cash dispensing or financial transaction machine, stock brokerage, mortgage company, brokerage, credit union, (ii) any type of financial services entity or any entity offering any Banking Services or (iii) any type of brokerage, mortgage or financial services. As used herein "Banking Services" will mean the provision of checking, savings, check cashing, credit card, commercial loan, consumer loan, residential loan, international letters of credit, trust, automatic teller, securities brokerage and other financial services provided by commercial banking and savings and loan institutions to commercial and consumer customers. In the event of a breach, or attempted or threatened breach of the foregoing use restrictions, Grantor or its successors or assigns, shall be entitled to full and adequate relief by injunction and all other available legal and equitable remedies from the consequences of such breach.

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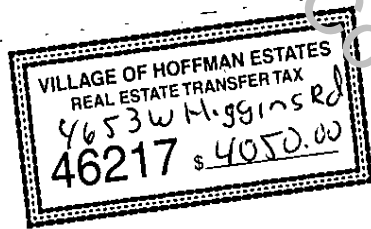
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TO HAVE AND TO HOLD the Property, with the appurtenances, in fee simple, unto Grantee, its successors and assigns, to its own proper use and benefit forever.

AND GRANTOR, for itself and for its successors and assigns, does specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

[REMAINDER OF PAGE BLANK. SIGNATURE PAGES FOLLOW.]

Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX		02-May-2017	
		COUNTY:	675.00
		ILLINOIS:	1,350.00
		TOTAL:	2,025.00
01-33-301-006-0000		20170401647137 0-647-463-360	

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOT 2 IN POPLAR CREEK CROSSING RESUBDIVISION #1, BEING A RESUBDIVISION OF LOT 2 IN POPLAR CREEK CROSSING SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 33, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION THEREOF RECORDED MAY 12, 2010 AS DOCUMENT NUMBER 1013244050, IN COOK COUNTY, ILLINOIS.

NON-EXCLUSIVE EASEMENT FOR INTERNAL ACCESS AS CREATED BY THE PLAT OF POPLAR CREEK CROSSING RECORDED JUNE 28, 2007 AS DOCUMENT NUMBER 071792201 AND BY THE OPERATION AND EASEMENT AGREEMENT DATED FEBRUARY 23, 2005, RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505645134, IN COOK COUNTY, ILLINOIS.

PIN 01-33-301-006-0000

Commonly known as 4653 West Higgins Road, Hoffman Estates, Illinois 60192