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Doc# 1719406184 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/13/2017 04:15 PM PG: 1 OF 4

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SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH that AmCap Northpoint LLC, a Delaware limited liability company ("Grantor"), with an address c/o AmCap, Incorporated, 1281 East Main Street #200, Stamford, Connecticut 06902 does hereby GRANT, CONVEY, BARGAIN AND SELL to AmCap NorthPoint II LLC, a Delaware limited liability company ("Grantee"), with an address c/o AmCap, Incorporated, 1281 East Main Street #200, Stamford, Connecticut 06902, and its successors and assigns, FOREVER, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real property located in the City of Arlington Heights, County of Cook, State of Illinois more particularly described in Exhibit A attached hereto and made a part hereof (the "Real Estate"), together with, all and singular, the tenements, hereditaments, easements, rights-of-way and appurtenances belonging or in anywise appertaining to the same;

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee, its successors and assigns, that Grantor has not done or suffered to be done anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Common Address: 202 E Rand Road & 470 E. RAND RD
Rand Road, Arlington Heights Road and Palatine Road,
Arlington Heights, Illinois 60004

PIN: 03-17-301-017, 03-17-301-019, 03-17-301-020,
03-17-301-021 and 03-17-301-022

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is duly authorized to execute and deliver this deed on behalf of Grantor. *Rock*

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 21 day of June, 2017.

AMCAP NORTHPOINT LLC, a Delaware limited liability company

By: AmCap-Utah NorthPoint LLC, a Delaware limited liability company, its Managing Member

By: AmCap NorthPoint JV LLC, a Delaware limited liability company, its Managing Member

By: AmCap, Incorporated, a Connecticut corporation, its Non-Member Manager

By: *J Kaiser*
Name: Jay Kaiser
Title: CEO

REAL ESTATE TRANSFER TAX		07-Jul-2017
COUNTY:		22,500.00
ILLINOIS:		45,000.00
TOTAL:		67,500.00
03-17-301-017-0000 20170601676427 1-387-815-360		

Property of Cook County Clerk's Office

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STATE OF CONNECTICUT)
) SS:
COUNTY OF FAIRFIELD)

Before me, a Notary Public in and for the State of Connecticut, personally appeared Jay Kaiser, the Chairman & CEO of AmCap, Incorporated, a Connecticut corporation, which is the Non-Member Manager of AmCap NorthPoint JV LLC, a Delaware limited liability company, which is the Managing Member of AmCap-Utah NorthPoint LLC, a Delaware limited liability company, which is the Managing Member of AmCap Northpoint LLC, a Delaware limited liability company, and who acknowledged the execution of the foregoing Special (Limited) Warranty Deed for and on behalf of said limited liability company.

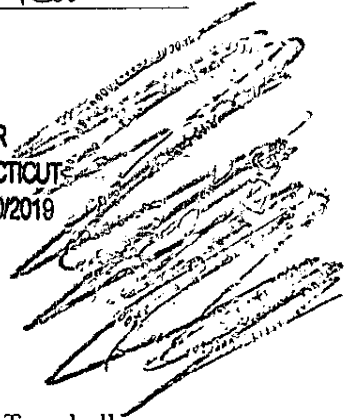
Witness my hand and Notarial Seal this 13th day of June , 2017.

Printed Name: Lindsay E. Raber
Notary Public

I am a resident of
Fairfield County, Connecticut

My commission expires:
September 30, 2019

LINDSAY E. RABER
NOTARY PUBLIC OF CONNECTICUT
My Commission Expires 9/30/2019



This Document Prepared by: Garry C. Berman, Esq., Robinson & Cole LLP, 280 Trumbull Street, Hartford, Connecticut 06103.

After Recording, Return to: Minta E. Kay, Esq., Goodwin Proctor, 100 Northern Avenue, Boston, MA 02210.

Send Future Tax Bills to: _____

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EXHIBIT A

Legal Description

LOT 1 OF NORTHGATE SHOPPING CENTER SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 THENCE SOUTHWARD ALONG THE WESTERLY LINE OF SAID LOT 1, BEING THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD; SOUTH 1 DEGREES, 50 MINUTES, 41 SECONDS EAST, A DISTANCE OF 73.57 FEET; THENCE SOUTH 00 DEGREES, 17 MINUTES, 45 SECONDS EAST, A DISTANCE OF 470.00 FEET; THENCE SOUTH 13 DEGREES, 57 MINUTES, 59 SECONDS EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 33 DEGREES, 05 MINUTES, 01 SECONDS EAST, A DISTANCE OF 37.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 33 DEGREES, 05 MINUTES, 01 SECONDS EAST, A DISTANCE OF 7.57 FEET, THENCE SOUTHEASTERLY ALONG A LINE BEING 50.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTER LINE OF RAND ROAD, SOUTH 48 DEGREES, 24 MINUTES, 05 SECONDS EAST A DISTANCE OF 387.47 FEET; THENCE SOUTH 50 DEGREES 47 MINUTES 20 SECONDS EAST A DISTANCE OF 48.01 FEET; THENCE NORTH 48 DEGREES, 24 MINUTES, 05 SECONDS WEST, A DISTANCE OF 444.74 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.