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THIS INSTRUMENT PREPARED BY:

Kirkland & Ellis LLP  
300 N. LaSalle Street  
Chicago, Illinois 60654  
Attn: Michael Shultz, Esq.

Doc# 1723629062 Fee \$50.00

QHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/24/2017 12:11 PM PG: 1 OF 7

AFTER RECORDING RETURN TO:

Kirkland & Ellis LLP  
300 N. LaSalle Street  
Chicago, Illinois 60654  
Attn: Michael Shultz, Esq.

Above Space for Recorder's Use Only

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made as of August 11, 2017 by FMB Portfolio BD Owner, LLC, a Delaware limited liability company, having an address at c/o Oak Street Real Estate Capital, LLC, 125 S. Wacker Drive, Suite 1220, Chicago, Illinois, 60606 ("Grantor"), to and in favor of WIM FMB Portfolio Owner, LLC, a Delaware limited liability company, having an address at c/o WIM Net Lease Acquisitions, LLC, 3414 Peachtree Road NE, Suite 250, Atlanta, Georgia 30326 ("Grantee").

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does **CONVEY AND WARRANT** unto Grantee, and Grantee's heirs or successors and assigns, forever, **ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Cook and State of Illinois (the "Property");

See "Exhibit A" attached hereto and made a part hereof.

Commonly known as: 7181 W. Irving Park Road, Chicago, Illinois 60634

Permanent Tax Number(s): 13-19-100-001-0000; 13-19-100-002-0000; 13-19-100-003-0000; 13-19-100-004-0000; 13-19-100-005-0000; 13-19-100-006-0000; 13-19-100-007-0000

Send Future Tax Bills to:

WIM Core Portfolio Owner, LLC  
c/o WIM Net Lease Acquisitions, LLC  
3414 Peachtree Road NE, Suite 250  
Atlanta, Georgia 30326

S Y  
P 7  
S N  
SC Y  
INT AB



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**TOGETHER** with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the Property to the center lines thereof; **TOGETHER** with the hereditaments and appurtenances and all the estate and rights of the Grantor in and to the Property; **TO HAVE AND TO HOLD** the Property unto the Grantee, the heirs or successors and assigns of the Grantee, forever.

**SUBJECT ONLY TO** the matters set forth on "Exhibit B" attached hereto (the "Permitted Exceptions").

**AND** Grantor does fully warrant the title to the land conveyed, subject only to the Permitted Exceptions, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		14-Aug-2017
	COUNTY:	1,047.00
	ILLINOIS:	2,094.00
	<b>TOTAL:</b>	<b>3,141.00</b>
13-19-100-001-0000   20170701696504   0-933-613-008		

REAL ESTATE TRANSFER TAX		14-Aug-2017
	CHICAGO:	15,705.00
	CTA:	6,282.00
	<b>TOTAL:</b>	<b>21,987.00 *</b>
13-19-100-001-0000   20170701696504   0-791-155-648		

\* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, Grantor has signed and sealed and delivered this instrument as of the day and year first above written.

**GRANTOR:**

**FMB PORTFOLIO BD OWNER, LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: James Hennessey  
Title: Authorized Representative

STATE OF Illinois )  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for the State and County provided above, do hereby certify that James Hennessey, the Authorized Rep of FMB PORTFOLIO BD OWNER, LLC, a Delaware limited liability company, on behalf of such entity, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Rep, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26 day of July, 2017.

Katherine F Hyde  
Notary Public

My commission expires on 6/12/2018



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**EXHIBIT A**  
**LEGAL DESCRIPTION**

LOTS 4 TO 10 IN BLOCK 9 IN UTITZ AND HERMANN'S IRVING PARK BOULEVARD ADDITION, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19 (EXCEPT THE EAST 40 ACRES) AND THE PART OF THE WEST 1674.1 FEET LYING SOUTH OF THE ROAD OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B PERMITTED EXCEPTIONS

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## EXHIBIT B

8. TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.

PERM TAX#’S

13-19-100-001-0000

THIS TAX NUMBER AFFECTS PART OF PIQ AND NO OTHER PROPERTY.

13-19-100-002-0000

THIS TAX NUMBER AFFECTS PART OF PIQ AND NO OTHER PROPERTY.

13-19-100-003-0000

THIS TAX NUMBER AFFECTS PART OF PIQ AND NO OTHER PROPERTY.

13-19-100-004-0000

THIS TAX NUMBER AFFECTS PART OF PIQ AND NO OTHER PROPERTY.

13-19-100-005-0000

THIS TAX NUMBER AFFECTS PART OF PIQ AND NO OTHER PROPERTY.

13-19-100-006-0000

THIS TAX NUMBER AFFECTS PART OF PIQ AND NO OTHER PROPERTY.

13-19-100-007-0000

THIS TAX NUMBER AFFECTS PART OF PIQ AND NO OTHER PROPERTY.

19. RIGHTS OF PARTIES TO MAINTAIN MANHOLES AND POSSIBLE SANITARY OR STORM SEWERS AS DISCLOSED BY SURVEY BY JOSEPH A. SCHUDT AND ASSOCIATES FOR BOCK & CLARK’S NATIONAL SURVEYORS NETWORK, DATED AUGUST 18, 2016 AS JOB NO. 15-004-012.
20. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND AS DISCLOSED BY OVERHEAD UTILITY LINES LOCATED MAINLY OVER THE SOUTHWEST CORNER OF THE PROPERTY AS SHOWN ON PLAT OF SURVEY BY JOSEPH A. SCHUDT AND ASSOCIATES FOR BOCK & CLARK’S NATIONAL SURVEYORS NETWORK, DATED AUGUST 18, 2016 AS JOB NO. 15-004-012.
21. ENCROACHMENT OF THE BUS SHELTER LOCATED MAINLY ON THE NORTHEAST PORTION OF THE PROPERTY AND ADJOINING ONTO THE LAND ONTO THE NORTH BOUNDARY LINE OF SUBJECT PROPERTY BY 0.52 FEET, AS SHOWN ON PLAT OF SURVEY BY JOSEPH A. SCHUDT AND ASSOCIATES FOR BOCK & CLARK’S NATIONAL SURVEYORS NETWORK, DATED AUGUST 18, 2016 AS JOB NO. 15-004-012.
1. RIGHTS OF FIRST MIDWEST BANK, AN ILLINOIS STATE CHARTERED BANK, AS TENANT, AS EVIDENCED BY MEMORANDUM OF LEASE

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MADE BY AND BETWEEN FMB PORTFOLIO BD OWNER, LLC, A LIMITED LIABILITY COMPANY, AS LANDLORD, AND FIRST MIDWEST BANK, AN ILLINOIS STATE CHARTERED BANK, AS TENANT DATED AS SEPTEMBER 27, 2016, RECORDED OCTOBER 4, 2016, AS DOCUMENT NO. 1627841052.

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDS & CLERK

COMMUNITY  
RECORDS & CLERK

COMMUNITY  
RECORDS & CLERK