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THIS INSTRUMENT PREPARED BY:

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

Doc# 1723629071 Fee \$50.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/24/2017 12:31 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: 11200 W. 143rd Street, Orland Park, Illinois 60467

Permanent Tax Number(s): 27-06-401-014-0000; 27-06-410-019-0000; 27-06-410-020-0000

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

REAL ESTATE TRANSFER TAX

14-Aug-2017



COUNTY: 2,262.00
ILLINOIS: 4,524.00
TOTAL: 6,786.00

27-06-401-014-0000

| 20170701696463 | 1-089-520-576

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P 7
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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]

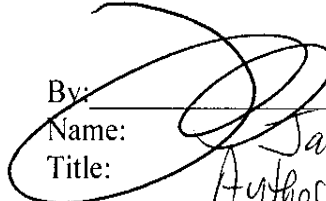
Property of Cook County Clerk's Office

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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

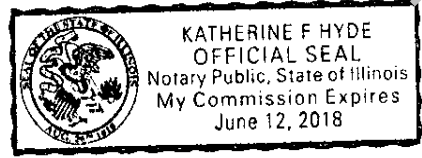
STATE OF ILLINOIS)
COUNTY OF COOK)^{SS}

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.


Notary Public

My commission expires on 6/12/2018



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN HERITAGE HILL SUBDIVISION OF THE SOUTH 300 FEET OF THE EAST 300 FEET OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENT DATED JUNE 15, 1990 AND RECORDED AUGUST 10, 1990 AS DOCUMENT 90388605, IN FAVOR OF HERITAGE TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 24, 1987 AND KNOWN AS TRUST NUMBER 87-3035 MADE BY FIRST NATIONAL BANK OF EVERGREEN PARK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 5, 1986 AND KNOWN AS TRUST NUMBER 9424, FOR THE PURPOSE OF INGRESS AND EGRESS.

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EXHIBIT B
PERMITTED EXCEPTIONS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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EXHIBIT B

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

PIN: 27-06-401-014-0000 (AFFECTS PARCEL 1)

PIN: 27-06-410-019-0000 (AFFECTS PART OF PARCEL 2)

PIN: 27-06-410-020-0000 (AFFECTS PART OF PARCEL 2)

17. RIGHTS OF FIRST MIDWEST BANK, AN ILLINOIS CHARTERED BANK AS TENANT, AS EVIDENCED BY A MEMORANDUM OF LEASE MADE BY AND BETWEEN FMB PORTFOLIO OWNER, LLC, AS LANDLORD, AND FIRST MIDWEST BANK, AN ILLINOIS STATE-CHARTERED BANK, AS TENANT, DATED SEPTEMBER 27, 2016 AND RECORDED OCTOBER 4, 2016 AND DOCUMENT NO. 1627841062.

18. PERPETUAL, NON-EXCLUSIVE EASEMENT IN FAVOR OF HERITAGE TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 24, 1987 AND KNOWN AS TRUST NUMBER 87-3035 MADE BY FIRST NATIONAL BANK OF EVERGREEN PARK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 5, 1986 AND KNOWN AS TRUST NUMBER 9424, FOR THE PURPOSE OF INGRESS AND EGRESS FROM AND TO WOLF ROAD AND 143RD STREET AND FOR THE PURPOSE OF ACCESS TO AND FROM UPON THE PROPERTY DESCRIBED AS FOLLOWS:

THE NORTH 30 FEET OF THE SOUTH 330 FEET OF THE EAST 300 FEET AND THE WEST 30 FEET OF THE EAST 330 FEET OF THE SOUTH 330 FEET, OF THE SOUTH EAST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN ADDITION, GRANTOR GRANTS TO GRANTEE AND ITS LICENSEES AND INVITEES, A PERPETUAL NON-EXCLUSIVE BLANKET EASEMENT OVER ALL ROADS AND DRIVEWAYS GENERALLY OPEN TO THE PUBLIC WHICH MAY BE CONSTRUCTED ON A PORTION OF THE PROPERTY DESCRIBED AS FOLLOWS: THE SOUTH 678.17 FEET (EXCEPT THE SOUTH 300 FEET OF THE EAST 300 FEET OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH IS, OR MAY SUBSEQUENTLY BE, IN COOK COUNTY, ILLINOIS, WHICH IS, OR MAY SUBSEQUENTLY BE ZONED FOR COMMERCIAL USE, AND THE CONDITIONS AND AGREEMENTS CONTAINED IN THE DECLARATION OF EASEMENT RECORDED JULY 31, 1990 AS DOCUMENT 90368866 AND RERECORDED AUGUST 10, 1990 AS DOCUMENT 90388605.

19. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

20. THE FOLLOWING MATTERS AS SHOWN ON PLAT OF HERITAGE HILL SUBDIVISION RECORDED AS DOCUMENT 94970355:

A) 10 FOOT PUBLIC UTILITIES EASEMENT OVER THE NORTH LINE.

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B) 20 FOOT PUBLIC UTILITIES EASEMENT.

22. EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, THE VILLAGE OF ORLAND PARK, A MUNICIPAL CORPORATION, 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. 04070355, AFFECTING THE NORTH 10 FEET AND SOUTH 20 FEET OF THE LAND.

23. GRANT DATED SEPTEMBER 27, 1890 AND RECORDED MARCH 16, 1891 AS DOCUMENT 1433788 FROM GEORGE AGATE TO DRAINAGE COMMISSIONERS OF ORLAND, IN COOK COUNTY, ILLINOIS FOR THE CONSTRUCTION, REPAIR AND MAINTENANCE OF A CERTAIN DRAIN INCLUDING THEREIN THE RIGHT OF INGRESS AND EGRESS FOR SAID PURPOSES.

24. EASEMENT OVER THE NORTH 17 FEET OF THE SOUTH 50 FEET OF THE LAND, GRANTED TO THE ILLINOIS BELL TELEPHONE COMPANY ITS SUCCESSORS AND ASSIGNS, GRANTING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN TELEPHONE LINES, POLES, ANCHORS, GUYS, WIRES, CABLES, CONDUITS AND ANY OTHER FIXTURES NECESSARY, RECORDED SEPTEMBER 16, 1976 AS DOCUMENT 23639201.

25. EASEMENT IN FAVOR OF THE COMMON WEALTH EDISON COMPANY AND THE 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 GRANT RECORDED AS DOCUMENT NO. 90467997, AFFECTING THE NORTH 10 FEET OF THE LAND.

26. TERMS, PROVISIONS AND CONDITIONS OF AN ORDINANCE ANNEXING PROPERTY (HERITAGE BANK OF CRESTWOOD) RECORDED MAY 4, 1994 AS DOCUMENT 94336629.