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PREPARED BY:

Elizabeth C. O'Brien, Esq.
Levenfeld Pearlstein, LLC
2 N. LaSalle Street, Suite 1300
Chicago, Illinois 60602

Doc#: 1729939023 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/26/2017 09:56 AM Pg: 1 of 6

Dec ID 20171001639789
ST/CO Stamp 1-045-086-240 ST Tax \$450.00 CO Tax \$225.00

WHEN RECORDED RETURN TO:

Joseph W. Marzo, Esq.
Gould & Ratner
222 N. LaSalle Street, Suite 800
Chicago, Illinois 60602

SEND FUTURE TAX BILLS TO:

IH HILLSIDE LLC
16725 NW 57th Avenue
Miami Gardens, Florida 33055

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

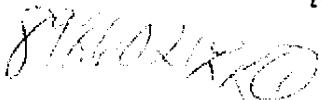
On this 20th day of October, 2017, **MC-IHOP, LLC**, an Illinois limited liability company ("**GRANTOR**") whose address is 1141 E. Main Street, Suite 100, East Dundee, Illinois 60118, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to **IH HILLSIDE LLC**, an Illinois limited liability company whose address is 16725 NW 57th Avenue, Miami Gardens, Florida 33055, all interest in the real estate legally described on Exhibit A attached hereto.

This is not homestead property.

The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on Exhibit B attached hereto and made a part hereof.

THE PROPERTY CONVEYED HEREBY IS SOLD IN ITS "AS IS", "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

[Signatures begin on next page]



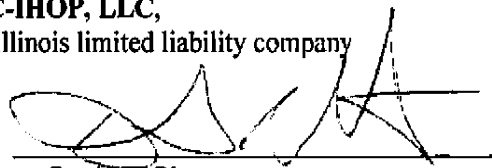
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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first set forth above.

GRANTOR:

MC-IHOP, LLC,
an Illinois limited liability company

By: _____
Name: David R. Plote
Title: Manager



STATE OF ILLINOIS)
COUNTY OF Kane) ss.

Donna SchAAF, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David R. Plote, the Manager of MC-IHOP, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 19th day of October, 2017.

Donna SchAAF
Notary Public

My Commission Expires: 1/13/21

(Seal)



Victor Mendenhall
VILLAGE CLERK'S OFFICE
3375 10-19-17
722164 FEE TRANSFER TAX
15-17-404-046-0000

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

LOT 6 IN METRO COMMONS BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 110 S. Mannheim Road, Hillside, Illinois 60162

PIN: 15-17-404-046-0000

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EXHIBIT B

EXCEPTIONS TO TITLE

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.
2. TERMS, PROVISIONS AND CONDITIONS SET FORTH IN THE LEASE MADE BY AND BETWEEN METRO COMMONS, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, LESSOR, AND MICHAELS STORES, INC., A DELAWARE CORPORATION, LESSEE, DATED JULY 3, 2008 AS DISCLOSED BY MEMORANDUM OF LEASE RECORDED JANUARY 6, 2009 AS DOCUMENT 0900608217, RELATING TO USES, CONSTRUCTION AND PARKING.
3. TERMS, PROVISIONS AND CONDITIONS SET FORTH IN THE LEASE MADE BY METRO COMMONS, LLC TO ZRC OPERATIONS COMPANY, INC DATED JANUARY 1, 2009, A MEMORANDUM OF WHICH WAS RECORDED AUGUST 11, 2009 AS DOCUMENT NO. 0922319055, RELATING TO USE RESTRICTIONS.
4. TERMS, PROVISIONS AND CONDITIONS SET FORTH IN THE LEASE MADE BY METRO COMMONS, LLC TO CONCORD BUYING GROUP, INC DATED OCTOBER 1, 2009, A MEMORANDUM OF WHICH WAS RECORDED OCTOBER 5, 2009 AS DOCUMENT NO. 0927818082, RELATING TO PERMITTED USES AND FLOOR SPACE COMPUTATION.
5. TERMS, PROVISIONS AND CONDITIONS SET FORTH IN THE LEASE MADE BY METRO COMMONS, LLC TO STAPLES THE OFFICE SUPERSTORE EAST, INC DATED APRIL 18, 2008, A MEMORANDUM OF WHICH WAS RECORDED AUGUST 30, 2010 AS DOCUMENT NO. 1018117026, RELATING TO RESTRICTIONS AS TO COMMON FACILITIES AND PERMITTED USES.
6. TERMS, PROVISIONS AND CONDITIONS SET FORTH IN THE LEASE MADE BY COLE MT CHICAGO IL, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO ROSS DRESS FOR LESS, INC., A VIRGINIA CORPORATION DATED SEPTEMBER 28, 2012, A MEMORANDUM OF WHICH WAS RECORDED NOVEMBER 5, 2012 AS DOCUMENT NO. 1231008516, RELATING TO USES.
7. TERMS, PROVISIONS AND CONDITIONS SET FORTH IN THE LEASE MADE BY COLE MT CHICAGO IL, LIMITED LIABILITY COMPANY, A DELAWARE LIMITED LIABILITY COMPANY TO ROSS DRESS FOR LESS, INC., A VIRGINIA CORPORATION DATED SEPTEMBER 28, 2012, A MEMORANDUM OF WHICH WAS RECORDED NOVEMBER 20, 2012 AS DOCUMENT NO. 1232519076, RELATING TO USES.
8. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
9. TERMS, PROVISIONS AND CONDITIONS AS SET FORTH IN NO FURTHER REMEDIATION LETTERS RECORDED NOVEMBER 5, 1997 AS DOCUMENT 97826567 AND RECORDED JULY 18, 2000 AS DOCUMENT 00533238

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10. THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF: DOCUMENT NUMBER: 98568141 DATE OF RECORDING: JULY 2, 1998
11. THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF: DOCUMENT NUMBER: 0733755065 DATE OF RECORDING: DECEMBER 3, 2007
12. EASEMENT GRANTED TO NORTHERN ILLINOIS GAS COMPANY, IT SUCCESSORS AND ASSIGNS, TO INSTALL, MAINTAIN, REPAIR AND REPLACE THEIR EQUIPMENT TOGETHER WITH RIGHT OF ACCESS THERETO AS CONTAINED IN GRANT RECORDED JUNE 17, 1958 AS DOCUMENT 17236105 AND THE TERMS AND PROVISIONS CONTAINED THEREIN. NOTE: AFFIDAVIT REGARDING THIS EASEMENT FILED AS DOCUMENT LR2887622. (AFFECTS THE LAND AND OTHER PROPERTY)
13. TERMS, PROVISIONS AND CONDITIONS OF AN AGREEMENT MADE BY AND BETWEEN THE VILLAGE OF HILLSIDE AND METRO COMMONS LLC A MEMORANDUM OF WHICH WAS RECORDED DECEMBER 12, 2007 AS DOCUMENT 0734622102.
14. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION AND HARRIS N.A. FOR HILLSIDE TOWN CENTER RECORDED JANUARY 2, 2008 AS DOCUMENT 0800213028 AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
15. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE AS CREATED BY PLAT OF EASEMENT RECORDED MARCH 24, 2008 AS DOCUMENT 0806415038, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

NOTE: CERTAIN EASEMENTS VACATED BY PLAT OF EASEMENT AND PLAT OF EASEMENT VACATION RECORDED AUGUST 13, 2008 AS DOCUMENT 0822618062, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
16. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE AS CREATED BY PLAT OF EASEMENT AND PLAT OF EASEMENT VACATION RECORDED AUGUST 13, 2008 AS DOCUMENT 0822618062, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
17. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE AND STORMWATER MANAGEMENT AS CREATED BY PLAT OF EASEMENT RECORDED JULY 21, 2009 AS DOCUMENT 0920245092, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
18. OFF-SITE SIGN EASEMENT AGREEMENT MADE BY AND BETWEEN TARGET CORPORATION, A MINNESOTA CORPORATION AND METRO COMMONS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, RECORDED JULY 1, 2008 AS DOCUMENT 0818345031, AND THE TERMS AND PROVISIONS CONTAINED THEREIN

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19. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2, 3 AND 4 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.
(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

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