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SPECIAL WARRANTY DEED

This instrument prepared by:

Elena A. Baca, Esq.
Pircher, Nichols & Meeks LLP
900 North Michigan Avenue, Suite
1000
Chicago, Illinois 60611



Doc# 1733434104 Fee \$52.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/30/2017 04:03 PM PG: 1 OF 8

After recording and mail subsequent
tax bills to:

FPA6 Woodfield, LLC
2082 Michelson Drive, 4th Fl.
Irvine, California 92612
Attn: Legal Dept.

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 29th day of November, 2017, by CMIF WOODFIELD CROSSING LLC, a Delaware limited liability company, having an address at 2000 Avenue of the Stars, 11th Floor, Los Angeles, California 90067 ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does hereby REMISE, RELEASE, ALIENATE AND CONVEY to FPA6 WOODFIELD, LLC, a Delaware limited liability company, having an address of c/o FPA Multifamily, LLC, 2082 Michelson Dr., 4th Fl., Irvine, California 92612 ("Grantee"), forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging thereunto, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

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TO HAVE AND TO HOLD the said premises as described above, with all the appurtenances, unto Grantee, forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors and assigns that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein expressly recited; and that it **WILL WARRANT AND DEFEND**, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters listed on Exhibit B attached hereto and made a part hereof, to the extent that any of such matters are valid, enforceable and still applicable to said premises, nothing herein being deemed to revive any of the matters set forth on Exhibit B.

[REMAINDER OF PAGE INTENTIONALLY BLANK

Signature Page Follows]

REAL ESTATE TRANSFER TAX		30-Nov-2017	
		COUNTY:	36,000.00
		ILLINOIS:	72,000.00
		TOTAL:	108,000.00
07-12-203-007-0000		20171101659558	0-434-472-896

CITY OF HOLLING MEADOWS, IL	
REAL ESTATE TRANSFER STAMP	
DATE	11/30/17 216 per 00
ADDRESS	4700 Archer Dr.
13704	Initial 

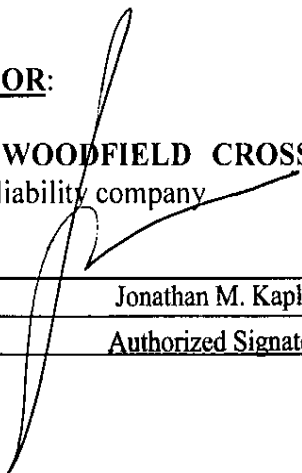
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IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the date first above written.

GRANTOR:

CMIF WOODFIELD CROSSING LLC, a Delaware limited liability company



By: _____
Name: Jonathan M. Kaplan
Its: Authorized Signatory



Property of Cook County Clerk's Office

[Signature Page to Special Warranty Deed]

**COOK COUNTY
RECORDER OF DEEDS**

Legal	Acc/AM
	



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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On November 27, 2017, before me, Rachel E Benitez, a Notary Public, personally appeared Jonathan M. Kaplan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Rachel E Benitez (Seal)

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

PARCEL 1:

LOT 1 OF RAMLIN ROSE ESTATES UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1965 AS DOCUMENT NO. 19394286, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 (EXCEPT THAT PART OF SAID LOT 2 LYING EASTERLY OF A LINE WHICH BEGINS AT A POINT ON THE NORTHERNMOST LINE OF SAID LOT WHICH IS 157.88 FEET EASTERLY FROM THE NORTHERNMOST CORNER OF SAID LOT AND RUNS THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS EAST, A DISTANCE OF 183.34 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT) OF RAMLIN ROSE ESTATE UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1965 AS DOCUMENT NO. 19394286, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THAT PART OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST CORNER OF LOT 2 OF RAMLIN ROSE ESTATES UNIT NO. 1, RECORDED MARCH 1, 1965 AS DOCUMENT NO. 19394686; THENCE EASTWARD, ALONG THE NORTHERNMOST LINE OF SAID LOT 2, SOUTH 84 DEGREES 18 MINUTES 00 SECONDS EAST, A DISTANCE OF 157.88 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS EAST, A DISTANCE OF 183.34 FEET; THENCE SOUTH 74 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 372.19 FEET; THENCE SOUTH 05 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 84 DEGREES 53 MINUTES 50 SECONDS WEST, A DISTANCE OF 566.67 FEET; THENCE NORTH 08 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF 66.00 FEET; THENCE SOUTH 81 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 95 FEET; THENCE SOUTH 12 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 422.02 FEET; THENCE SOUTH 84 DEGREES 31 MINUTES 25 SECONDS EAST, A DISTANCE OF 884.92 FEET; THENCE NORTH 48

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DEGREES 17 MINUTES 22 SECONDS EAST, A DISTANCE OF 166.73 FEET; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE SOUTHEAST, OF 492.50 FEET IN RADIUS, HAVING A CHORD LENGTH OF 78.51 FEET ON A BEARING OF NORTH 35 DEGREES 08 MINUTES 48 SECONDS EAST, FOR AN ARC LENGTH OF 78.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 30 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 66.17 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE NORTHWEST OF 420.50 FEET IN RADIUS, FOR AN ARC LENGTH OF 93.14 TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE NORTHWEST, OF 320.50 FEET IN RADIUS, FOR AN ARC LENGTH OF 132.96 FEET TO A POINT OF TANGENCY; THENCE NORTH 67 DEGREES 02 MINUTES 11 SECONDS EAST, A DISTANCE OF 89.20 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE SOUTHEAST, OF 120.39 FEET IN RADIUS, FOR AN ARC LENGTH OF 133.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 03 DEGREES 26 MINUTES 34 SECONDS EAST, A DISTANCE OF 721.27 FEET TO THE MOST EASTERLY CORNER OF THE TRACT OF LAND CONVEYED BY DEED RECORDED NOVEMBER 14, 1984 AS DOCUMENT NO. 27336988; THENCE NORTH 89 DEGREES 06 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 310.03 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS WEST, A DISTANCE OF 120.76 FEET; THENCE NORTH 68 DEGREES 30 MINUTES 23 SECONDS WEST, A DISTANCE OF 230.74 FEET; THENCE SOUTH 5 DEGREES 29 MINUTES 38 SECONDS EAST, A DISTANCE OF 388.47 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ADDRESS: 4700 Arbor Drive, Rolling Meadows, Illinois

PINs: 07-12-203-007-0000 (affects Parcel 1)
 07-12-203-008-0000 (affects Parcel 2 and part of Parcel 3)
 07-12-203-011-0000 (affects part of Parcel 3)
 08-07-203-012-0000 (affects part of Parcel 3)

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EXHIBIT B TO SPECIAL WARRANTY DEED

EXCEPTIONS TO TITLE

1. TAXES FOR THE YEAR(S) 2017 AND SUBSEQUENT YEARS.
2. EASEMENTS GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY AS CREATED BY THE PLAT OF DEDICATION OF UTILITY EASEMENTS RECORDED JUNE 24, 1965 AS DOCUMENT NO. 19506429 OVER ALL OF LOTS 1 AND 2, EXCEPT THOSE AREAS DESIGNATED AS NON-EASEMENT AREA ON THE PLAT OF RAMBLIN ROSE ESTATES UNIT NO. 1, AFORESAID, RECORDED MARCH 1, 1965 AS DOCUMENT NO. 19394286. (AFFECTS PARCEL 1 AND 2)
3. EASEMENT FOR DRAINAGE PURPOSES OVER THAT PART OF PARCEL 3 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12 A DISTANCE OF 391.20 FEET; THENCE SOUTHEASTERLY ON A LINE FORMING AN ANGLE OF 95 DEGREES, 51 MINUTES, 35 SECONDS TO THE RIGHT WITH SAID WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12 A DISTANCE OF 1097.38 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 47 DEGREES, 11 MINUTES, 13 SECONDS TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 560.0 FEET FOR A PLACE OF BEGINNING; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 90 DEGREES TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 150 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 70 FEET; THENCE SOUTHWESTERLY (SIC) (SHOULD BE SOUTHEASTERLY) AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 150 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 70 FEET TO THE PLACE OF BEGINNING, AS GRANTED BY DEED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION DATED AUGUST 6, 1957 AND RECORDED AUGUST 9, 1957 AS DOCUMENT NO. 16981758. (AFFECTS PART OF PARCEL 3)

4. EASEMENT IN FAVOR OF CITY OF ROLLING MEADOWS AND ROLLING MEADOWS FIRE PROTECTION DISTRICT FOR THE PURPOSE OF FIRE LANE FOR INGRESS AND EGRESS RECORDED/FILED SEPTEMBER 26, 1967 AS DOCUMENT NO. 20272668 AFFECTING THE 16 FOOT WIDE STRIP RUNNING GENERALLY EAST-WEST THROUGH THE LAND AS MORE SPECIFICALLY SHOWN ON THE PLAT ATTACHED AS EXHIBIT A TO SAID INSTRUMENT, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

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5. EASEMENT IN FAVOR OF THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO FOR THE PURPOSE OF INTERCEPTING SEWER (UPPER SALT CREEK INTERCEPTING SEWER NO. 3, CONTRACT NO. 68-4-6-2S) RECORDED/FILED AUGUST 31, 1970 AS DOCUMENT NO. 21252158. AFFECTING THE EASTERLY 33 FEET OF PARCEL 3, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
6. TERMS OF THE DECLARATION OF COVENANTS BY LASALLE NATIONAL BANK TRUST NO. 106823, WOODFIELD GARDENS ASSOCIATES, AND WHBCF REAL ESTATE, L.L.C., RECORDED OCTOBER 26, 1998 AS DOCUMENT NO. 98960736. THIS IS IN REFERENCE TO A NONDISCRIMINATION COVENANT AS MORE FULLY SET FORTH THEREIN, WHICH SHALL EXPIRE ON DECEMBER 1, 2019.
7. ENCROACHMENTS OF PARKING SPACES LOCATED MAINLY ON THE LAND AND ONTO ARBOR DRIVE, AS DISCLOSED BY SURVEY DATED OCTOBER 24, 2017 LAST REVISED NOVEMBER 16, 2017, PROJECT NO. 170281, AS PREPARED BY WBK ENGINEERING, LLC.
8. ENCROACHMENT OF THE 2 REFUSE AREAS WITH FENCES LOCATED MAINLY ON THE LAND AND ONTO THE PROPERTY EAST AND ADJOINING (ARBOR DRIVE) BY AN UNDISCLOSED AMOUNT, AS DISCLOSED BY SURVEY DATED OCTOBER 24, 2017 LAST REVISED NOVEMBER 16, 2017, PROJECT NO. 170281, AS PREPARED BY WBK ENGINEERING, LLC.
9. EXISTING UNRECORDED LEASE IN FAVOR OF LAUNDRYLAND ROUTE, INC., A CORPORATION OF ILLINOIS, AND ALL RIGHTS THEREUNDER OF THE LESSEE AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEE.
10. THE RIGHTS OF TENANT, AS TENANTS ONLY, UNDER UNRECORDED LEASES AND/OR RENTAL AGREEMENTS, WITH NO RIGHTS OF FIRST REFUSAL OR OPTIONS TO PURCHASE.