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After recording mail to:

Glenn D. Taxman Much Shelist, P.C. 191 North Wacker Drive, Suite 1800 Chicago, Illinois 60606

Send subsequent tax bills to:

Elk Grove Holdings, LLC 1022 East Lancaster Avenue Bryn Mawr, Pennsylvania 19010 Attention: Real Lstate Department



Doc# 1821345040 Fee \$46.00

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

KAREN A YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/01/2018 12:06 PM PG: 1 OF 5

SPECIAL WARRANTY DEED

See Exhibt A attached hereto and made a part hereof

Address: Lot 4, commonly known as a part of 980 Elk Grove Town Center, Elk Grove Village, IL

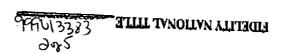
60007

P.I.N.(S): 08-32-202-021-0000 (affects this and other land)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 the Grantor, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances; TO AAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 recited; and that the Grantor will WARRANT AND DEFEND said premises against all persons or entities lawfully claiming, or to claim the same, by, through or under Grantor, subject to the matters set forth on Exhibit B attached hereto.

This conveyance is being made by the Grantor, simultaneously with the conveyance of adjoining land to an affiliate of the Grantee. Pursuant to a Letter Agreement between Grantor and Grantee, the consideration for each adjoining parcel is being paid in aggregate, and is reported on one transfer tax declaration.

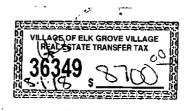




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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written. BRIXMOR HOLDINGS 1 SPE, LLC, a Delaware limited liability company By: even Siegel Name: Executive Vice President Title: STATE OF ILLINOIS)) SS COUNTY OF COOK I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Steven Sievel, the FUP of BRIXMOR HOLDINGS 1 SPE, LLC, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said in aroment as his own free and voluntary act, for the uses and purposes set forth. Given under my hand and notaria' seal as of **SEAL** Notary Lublic LISA M QUIROGA NOTARY PUBLIC STATE OF NEW YORK This document was prepared by: QUALIFIEF IN NEW YORK COUNTY LIC. #01/2U6257360 COMMISSION EXPINES MARCH 26, 2020 Glenn D. Taxman Much Shelist, P.C. 191 North Wacker Drive, Suite 1800 Chicago, Illinois 60606 EAL ESTATE TRANSFER TAX 30-J (1-20), 8 COUNTY: 1,450.00 ILLINOIS: 2,900.00 TOTAL: 4,350.00 08-32-202-021-0000 20180701629945 | 0-131-348-256



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EXHIBIT A

LEGAL DESCRIPTION

That certain real property situated in the village of Elk Grove Village, County of Cook, State of Illinois, legally described as follows:

Lot 4 of Elk Grove Town Center Subdivision, being a resubdivision in part of the southwest ¼ of the northeast ¼ of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded _\&\mathbb{g}-1-1& as Document No. COOK COUNTY RECORDER OF DEEDS 1821345039

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EXHIBIT B

PERMITTED EXCEPTIONS

- 1. REAL ESTATE TAXES FOR THE SECOND INSTALLMENT OF 2017 AND ALL SUBSEQUENT YEARS.
- 2. SECURITY INTEREST OF MIDCOUNTRY FINANCE, SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT NAMING JCS ELK GROVE, INC. AS DEBTOR RECORDED JULY 22, 2015 AS DOCUMENT NO. 1520315012, FOR COLLATERAL DESCRIBED AS REFRIGERATION EQUIPMENT FOR GROCERY STORE, NO LONGER LOCATED ON PROJECTY.
- 3. LEASE MADE BY BRIXMOR HOLDINGS 1 SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("LANDLORD") TO BLAZIN WINGS, INC., A MINNESOTA CORPORATION ("TENANT") DATED MARCH 23, 2015, A MEMORANDUM OF WHICH WAS RECORDED APRIL 3, 2015 AS DOCUMENT NO. 1509308093.
- 4. LEASE MADE BY ELK GROVE TOWN CENTER, L.L.C. TO BOND DRUG COMPANY OF ILLINOIS DATED JULY 11, 1997, A MEMORANDUM OF WHICH WAS RECORDED JULY 24, 1998 AS DOCUMENT NO. 98647061, (AFFECTS LAND AT THE NORTHWEST CORNER OF THE SHOPPING CENTER).
- 5. GRANT OF EASEMENT MADE PY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 7, 1962 AND KNOWN AS TRUST NUMBER 45125 TO COMMONWEALTH EDISON COMPANY, B 'GRANT RECORDED OCTOBER 1, 1964 AS DOCUMENT 19261964.
- 6. EASEMENT MADE BY CHICAGO TITLE AND TAUST, A CORPORATION OF ILLINOIS TO COMMONWEALTH EDISON AND ILLINOIS DELL TO MAINTAIN THEIR RESPECTIVE FACILITIES, BY GRANT RECORDED SEPTEMBER 10, 1969 AS DOCUMENT 20954328.
- 7. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, BY GRANT RECORDED MARCH 15, 1994 AS DOCUMENT NO. 94234523.
- 8. TERMS AND CONDITIONS CONTAINED IN AGREEMENT FOR FRMANENT EASEMENT RECORDED NOVEMBER 2, 1994 AS DOCUMENT 94934134, MADE BY AND BETWEEN JOSEPH SERFECZ, MARIA SERFECA, AND FIRST CHICAGO TRUST CO., TRUSTEE OF TRUST NO. 684, GRANTORS, TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION.
- 9. TERMS, PROVISIONS, AND CONDITIONS OF THE REDEVELOPMENT AGREEMENT MADE BY AND BETWEEN THE VILLAGE OF ELK GROVE VILLAGE, AN ILLINOIS MUNICIPAL CORPORATION AND ELK GROVE TOWN CENTER, AND ILLINOIS LIMITED LIABILITY COMPANY RECORDED AUGUST 5, 1997 AS DOCUMENT 97566663.
 - FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT RECORDED AUGUST 5, 1997 AS DOCUMENT 97566664.

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- 10. NO FURTHER REMEDIATION LETTERS MADE BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY RECORDED MARCH 3, 1998 AS DOCUMENT 98166742 AND MAY 11, 1998 AS DOCUMENT 98385601.
- 11. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, AND ITS SUCCESSORS AND ASSIGNS, BY GRANT RECORDED MARCH 13, 1998 AS DOCUMENT NO. 98199541.
- 12. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, AND ITS SUCCESSORS AND ASSIGNS, BY GRANT RECORDED AUGUST 4, 1964 AS DOCUMENT NO. 19203600. NOTE: PARTIAL RELEASE AS TO PORTIONS OF THE LAND SUBJECT TO SAID EASEMENT, RECORDED APRIL 2, 1998 AS DOCUMENT NUMBER 98263128.
- 13. RECIPCOCAL EASEMENT AGREEMENT IN FAVOR OF THE LAND SOUTH AND ADJOINING FOR THE PURPOSE OF INGRESS AND EGRESS, PARKING AND UTILITIES, ISCORDED AS DOCUMENT NO. 97566670, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
- 14. RECIPROCAL EASEMENT AGREEMENT IN FAVOR OF THE LAND WEST AND ADJOINING FOR THE PURPOSE OF INGRESS AND EGRESS AND PARKING, RECORDED AS DOCUMENT NO. 97566666, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

<i>15</i> .	EASEMENT FOR UNDERGROUND PUBLIC UTILITIES AND THE PROVISIONS
	RELATING THERETO, CONTAINED IN THE PLAT OF ELK GROVE TOWN CENTER
	SUBDIVISION, RECORDED AS DOCUMENT NO
	0,
<i>16</i> .	COVENANTS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF
	COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS
	RECORDED AS DOCUMENT NO
	0'