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This instrument prepared by:

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2901 North Central Avenue, Suite 2000
Phoenix, AZ 85012-2788

After recording and mail subsequent tax bills to:

Lindsay A. Jewell, Esq.
Perkins Coie LLP
2901 North Central Avenue, Suite 2000
Phoenix, AZ 85012-2788

Forward Tax Bills to:
Singerman Real Estate
980 North Michigan Avenue
Suite 1660
Chicago, IL 60611



1834806090

Doc# 1834806090 Fee \$46.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/14/2018 03:48 PM PG: 1 OF 5

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

BS 12-14-18
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
35653 \$1600.00

THIS SPECIAL WARRANTY DEED is made the 15 day of November, 2018, **ESA P PORTFOLIO, L.L.C.**, a Delaware limited liability company, whose address is c/o Extended Stay America, 11525 North Community House Road, Suite 100, Charlotte, North Carolina 28277 ("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 **REMISE, RELEASE, ALIENATE AND CONVEY** to **SRE ESA PROPCO WOODFIELD MALL, LLC**, a Delaware limited liability company having an address of c/o Singerman Real Estate, 980 North Michigan Avenue, Suite 1660, ("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 there, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

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

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors 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 it is lawfully seized of said real estate in fee simple; and that it has good right and lawful authority to sell and convey said real estate; and that it **WILL WARRANT AND DEFEND**, said premises against all persons lawfully claiming, or to claim the same, by,

Special Warranty Deed
Site 4030 IL



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through or under it, subject only to those matters listed on **Exhibit B** attached hereto and made a part hereof.

[Remainder of page intentionally left blank; Signature page to follow]

REAL ESTATE TRANSFER TAX		14-Dec-2018
		COUNTY: 650.00
		ILLINOIS: 1,300.00
		TOTAL: 1,950.00
07-13-100-025-0000	20181101633356	1-357-839-008

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Schaumburg, County of Cook, State of Illinois.

LOT 3 IN AMERICAN LANE PLAT OF CONSOLIDATION AND RESUBDIVISION, BEING A CONSOLIDATION AND RESUBDIVISION OF LOTS 8, 9, AND PART OF LOT 10 IN ANDERSON'S WOODFIELD PARK, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 13, SAID CONSOLIDATION ALSO INCLUDING PARCEL B AS SHOWN ON ANDERSON'S PLAT OF CONSOLIDATION, RESUBDIVISION AND DEDICATION IN THE NORTHEAST 1/4 OF SECTION 14 AND IN THE NORTHWEST 1/4 OF SECTION 13, ALL IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 07-13-100-025-0000

Commonly known as: Woodfield Mall, 1200 American Lane, Schaumburg, Illinois 60173

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for the year(s) 2018 (which may be a lien, but none of which are due, payable or delinquent) and subsequent years.

2. Covenants, Conditions, and Restrictions relating to the strips of ground as shown on the Plat of Anderson's Woodfield Park Subdivision dated September 16, 1974 and recorded October 8, 1974 as Document 22869159, which strips of ground are marked "Easement" reserved for the use of Public Utilities for the installation of water and sewer main s, poles, ducts, lines and wires, subject to proper authorities and the easement herein reserved at all times, and the provisions relating thereto.

The Plat of Subdivision dated September 16, 1974 and recorded October 8, 1974 as Document 22869159, shows the following easement: A. Utility Easement over the North 10 feet, the Southerly 15 feet, and the Westerly 15 feet of Lot 10.

Building Lines as shown on the Plat of Anderson's Woodfield Park Subdivision, aforesaid, dated September 16, 1974 and recorded October 8, 1974 as Document 22869159 over the following: 50 feet from the Southerly line and 50 feet from the Southwesterly line of Lot 10.

3. Notice of Requirements for Storm Water Detention recorded July 26, 1976 as Document 23573180.

4. Terms, Provisions, and Conditions contained in the Traffic Agreement made by and between The Village of Schaumburg and First Western Development recorded July 17, 1990 as Document 90341721.

5. 10 foot Public Utility Easement as shown on the East and North lines of the land as shown on American Lane Plat of Consolidation and Resubdivision recorded November 26, 1991 as Document 91620279.

15 foot Public Utility Easement on the Westerly line of the land as shown on the Plat of American Lane Plat of Consolidation and Resubdivision recorded November 26, 1991 as Document Number 91620279.

Two 50 foot Building Lines as depicted on the Plat of American Lane Plat of Consolidation and Resubdivision recorded November 26, 1991 as Document 91620279.

6. Survey prepared by National Survey Service, dated March 27, 1997, under Job No. Undisclosed, shows the following:

a.) Additional encroachments, overlaps, boundary line disputes or other matters occurring subsequent to the date of the survey.