

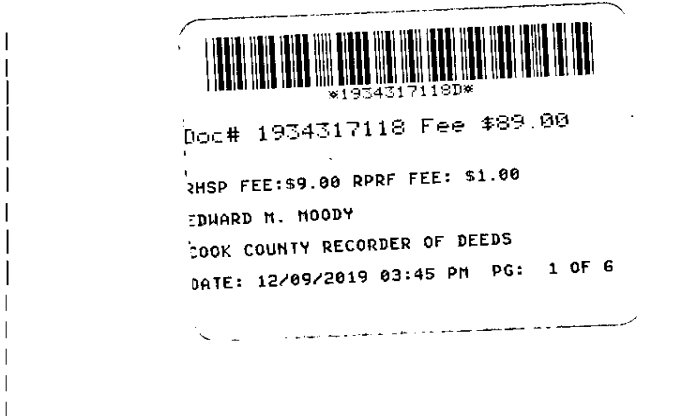
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GEORGE E. COLE ® No. 801 REC
LEGAL FORMS February 1985

SPECIAL WARRANTY DEED

(Limited Liability Company
to Limited Liability Company)

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THE GRANTOR

SVCN 1 LLC, f/k/a Spirit Master Funding, LLC ("Grantor")

a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Delaware, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, and pursuant to authority given by the Board of Directors of said limited liability company, CONVEYS to

SPIRIT MASTER FUNDING X, LLC ("Grantee")

a limited liability company organized and existing under and by virtue of the laws of the State of Delaware having a mailing address of c/o Spirit Realty, L.P., 2727 N. Harwood, Suite 300, Dallas, Texas 75201, the following described Real Estate situated in the County of Cook in State of Illinois, (the "Premises") to wit:

See attached as Exhibit A.

Permanent Real Estate Index Number(s): 14-32-107-056-0000 Vol. 492, 14-32-107-057-0000 Vol. 492

Address of Real Estate: 2230 North Dominick Street, Chicago, IL 60614

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT, however, to (i) any charge, mortgage, pledge, security interest, restriction, deed of trust, option, preemptive purchase right, easement, encroachment, claim, lien or encumbrance, including without limitation statutory mechanics, carriers', workmen's, warehouseman's, repairmen's, materialmen's or other similar liens (any of the foregoing, a "Lien") other than a Lien that is granted by Grantor and recorded against the Premises, expressly allowed by Grantor to be recorded by a third party, or exists because of Grantor's failure to satisfy a direct obligation of Grantor, or any of Grantor's parent(s), affiliate(s) and/or subsidiary(ies), in each case after September 20, 2019; (ii) any lease related to the occupancy of the Premises (a "Lease"); (iii) any Lien arising because of the failure by a tenant under a Lease to satisfy its obligation under such Lease, and (iv) each of the items set forth on Exhibit B attached hereto and made a part hereof (items (i) - (iv), collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the same, subject to the Permitted Exceptions, unto Grantee and unto its heirs and assigns forever, with all tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, Grantor will warrant and forever defend the right and title to said described property unto Grantee and Grantee's successors and assigns against the claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

Dated: November 25 2019

S N
P 6
S _____
M X
SC _____
E X
INT AB

NCS-981887-DL8-PHX1
Spirit Master Funding X, LLC / HPT Portfolio
S04930/P05496/L04266
2230 N. Dominick Street, Chicago, IL

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IN WITNESS WHEREOF, Grantor has signed these presents on the date first above written.

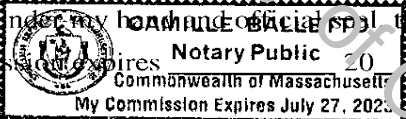
SVCN I LLC,
a Delaware limited liability company



BY: Todd Hargreaves
ITS: Vice President

State of Massachusetts, County of Middlesex ss. I, the undersigned, a Notary Public in and for said County, in the Commonwealth aforesaid, DO HEREBY CERTIFY that Todd Hargreaves

IMPRESS SEAL HERE personally known to me to be the Vice President of the 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 severally acknowledged that as such Vice President, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the board of directors of said limited liability company, as their free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of November 2019
Comm. Expires 20 Notary Public
Commonwealth of Massachusetts
My Commission Expires July 27, 2023
 Annelle Ballito
NOTARY PUBLIC

This instrument was prepared by: Laurie Grasso, Esq., 200 Park Avenue, New York, NY, 10166

MAIL TO: Laurie Grasso
(Name)
200 Park Avenue
(Address)
New York, NY 10166
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Spirit Master Funding X, LLC
(Name)
2727 N. HARWOOD STREET
Suite 300 (Address)
DALLAS, TX 75201
(City, State and Zip)



OR RECORDER'S OFFICE BOX NO. _____

WARRANTY DEED LIMITED LIABILITY COMPANY

REAL ESTATE TRANSFER TAX	09-Dec-2019
	CHICAGO: 86,876.25
	CTA: 34,750.50
	TOTAL: 121,626.75 *

14-32-107-056-0000 | 20191101639209 | 1-093-761-376

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	09-Dec-2019
 	COUNTY: 5,791.75
	ILLINOIS: 11,583.50
	TOTAL: 17,375.25

14-32-107-056-0000 | 20191101639209 | 0-355-187-040

Spirit Master Funding X, LLC / HPT Portfolio
S04930/P05496/L04266
2230 N. Domnick Street, Chicago, IL

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EXHIBIT A
LEGAL DESCRIPTION

[See Attached]

COOK COUNTY
RECORDER OF DEEDS

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Site File Number:981887IL8

Address: 2230 North Dominick Street Chicago, IL 60614

PARCEL 1:

THAT PART OF LOTS 49, 50, 51, 52 AND 53, TAKEN AS A TRACT, IN BLOCK 4 IN NICKERSONS ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF BLOCK 15 AND SUB-BLOCK 5 OF THE EAST 1/2 OF SAID BLOCK 15 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THE RESUBDIVISION OF LOTS 28, 29 AND 30 IN SAID NICKERSON'S SUBDIVISION RECORDED AUGUST 19, 1872 AS DOCUMENT 50549, ALL BEING IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 53; THENCE SOUTH 45 DEGREES 34 MINUTES 50 SECONDS EAST, (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) ALONG THE NORTHEASTERLY LINE OF LOT 53, 154.39 FEET; THENCE SOUTH 44 DEGREES 25 MINUTES 10 SECONDS WEST AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, 152.00 FEET; THENCE SOUTH 25 DEGREES 39 MINUTES 30 SECONDS WEST, 6.97 FEET; THENCE SOUTH 64 DEGREES 59 MINUTES 49 SECONDS WEST, 58.32 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 17.00 FEET, MEASURED PERPENDICULAR, NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOTS 52 AND 53 (SAID LINE BEING ALSO THE SOUTHWESTERLY LINE OF TRACT); THENCE NORTH 25 DEGREES 02 MINUTES 01 SECONDS WEST ALONG AFORESAID PARALLEL LINE AND 17.00 FEET, MEASURED PERPENDICULAR, NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOTS 52 AND 53 (SAID LINE BEING ALSO THE SOUTHWESTERLY LINE OF TRACT), 145.38 FEET, TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF LOT 53; THENCE NORTH 44 DEGREES 25 MINUTES 10 SECONDS EAST ALONG AFORESAID NORTHWESTERLY LINE OF LOT 53, 162.18 FEET, TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 49, 50, 51, 52 AND 53 IN BLOCK 4 IN NICKERSONS ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF BLOCK 15 AND SUB-BLOCK 5 OF THE EAST 1/2 OF SAID BLOCK 15 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THE RESUBDIVISION OF LOTS 28, 29 AND 30 IN SAID NICKERSON'S SUBDIVISION RECORDED AUGUST 19, 1872 AS DOCUMENT 50549, ALL BEING IN COOK COUNTY, ILLINOIS,

(EXCEPT THAT PART DESCRIBED AS FOLLOWS):

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 53; THENCE SOUTH 45 DEGREES 34 MINUTES 50 SECONDS EAST, (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) ALONG THE NORTHEASTERLY LINE OF LOT 53, 154.39 FEET; THENCE SOUTH 44 DEGREES 25 MINUTES 10 SECONDS WEST AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, 152.00 FEET; THENCE SOUTH 25 DEGREES 39 MINUTES 30 SECONDS WEST, 6.97 FEET; THENCE SOUTH 64 DEGREES 59 MINUTES 49 SECONDS WEST, 58.32 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 17.00 FEET, MEASURED PERPENDICULAR, NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOTS 52 AND 53 (SAID LINE BEING ALSO THE SOUTHWESTERLY LINE OF TRACT); THENCE NORTH 25 DEGREES 02 MINUTES 01 SECONDS WEST ALONG AFORESAID PARALLEL LINE AND 17.00 FEET, MEASURED PERPENDICULAR, NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOTS 52 AND 53 (SAID LINE BEING ALSO THE SOUTHWESTERLY LINE OF TRACT), 145.38 FEET, TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF LOT 53;

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THENCE NORTH 44 DEGREES 25 MINUTES 10 SECONDS EAST ALONG AFORESAID
NORTHWESTERLY LINE OF LOT 53, 162.18 FEET, TO THE POINT OF BEGINNING.

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EXHIBIT B
PERMITTED EXCEPTIONS

[See Attached]

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