



This instrument prepared by:

Mona Naser, Esq.
Carlson Dash
216 S. Jefferson Street, Suite 504
Chicago, Illinois 60661

1181349

When recorded, return to:

Northstone Law LLC
1016 W. Jackson Blvd., Suite 509
Chicago, Illinois 60607
Attention: Animesh K. Ravani, Esq.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, SPIRIT SPE LOAN PORTFOLIO 2013-3, LLC, a Delaware limited liability company ("**Grantor**"), whose address is 2727 N. Harwood Street, Suite 300, Dallas, Texas 75201, does hereby grants, bargains, sells and conveys unto GW BEDFORD PARK LLC, an Illinois limited liability company ("**Grantee**"), whose address is 2211 North Elston Avenue, Chicago, Illinois 60614, its successors and assigns forever, all of the real property located in the Village of Bedford Park, Cook County, State of Illinois, together with the buildings and improvements located thereon (collectively, the "**Property**"), as legally described on **Exhibit A** attached hereto.

SUBJECT TO (i) all current taxes not yet due and payable, assessments and any other liens arising therefrom, (ii) all reservations in patents, deed restrictions, easements, rights of way, covenants, conditions, restrictions, encroachments, liens and encumbrances, as may appear of record, (iii) any zoning and other governmental restrictions applicable to the Property, (iv) any matter appearing on the Title Commitment, (v) any matters that are created by or arise from the act or acquiescence of Purchaser, its affiliates, employees, agents, or representatives, (vi) all other matters that can be determined by a visual inspection or a complete and accurate ALTA/NSPS survey of the Property and (vii) the rights of any tenants under the leases (and any exceptions arising out of, or relating to, the Leases).

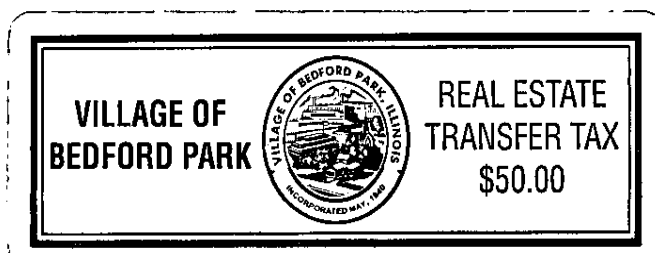
Property Address: 7200 South Cicero Avenue, Bedford Park, Illinois 60629

Tax Parcel Numbers: Portions of 19-28-201-034-0000 and 19-28-201-035-0000

Grantor hereby binds itself and its successors to warrant and defend title to the Property as against all acts of Grantor and none other, subject to the matters above set forth.

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UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Property Address: 7200 South Cicero Avenue, Bedford Park, Illinois 60629

A part of Lot 3 and Lot 4 in Bedford City Square Resubdivision of part of the Northeast quarter of Section 28, Township 38 North, Range 13 East of the Third Principal Meridian, recorded June 10, 1992 as Document Number 92413208 in Cook County, Illinois and further described as follows:

Beginning at the Southeast corner of said Lot 4; thence North 00 degrees 28 minutes 14 seconds East along the East line of Lot 4 and the East line of Lot 3 a distance of 431.43 feet; thence North 89 degrees 44 minutes 22 seconds West, 346.59 to a point on the North line of said Lot 4; thence South 00 degrees 28 minutes 14 seconds West, 33.07 feet; thence North 89 degrees 32 minutes 21 seconds West, 365.00 feet to a point on the West line of said Lot 4; thence South 00 degrees 28 minutes 14 seconds West, 107.76 feet; thence South 07 degrees 45 minutes 35 seconds East, 90.37 feet to a point on a curve convex Southwesterly having a radius of 219.01 feet, having a chord bearing South 31 degrees 21 minutes 52 seconds East, 175.39 feet; thence Southeasterly along said curve 180.46 feet to a curve convex Southwesterly having a radius of 347.26 feet, having a chord bearing South 60 degrees 35 minutes 45 seconds East, 68.10 feet; thence Southeasterly along said curve 68.20 feet to a point on a curve convex Southwesterly having a radius of 219.01 feet, having a chord bearing South 77 degrees 52 minutes 34 seconds East, 88.48 feet; thence Southeasterly along said curve 89.09 feet; thence South 89 degrees 31 minutes 46 seconds East, 459.89 feet to the Point of Beginning, containing 6.41 acres (279,163 square feet).