


THIS INSTRUMENT PREPARED BY:  
Murphy McMillan  
Baker, Donelson, Bearman, Caldwell & Berkowitz  
420 North 20<sup>th</sup> Street, Suite 1400  
Birmingham, Alabama 35203-5202

Send Tax Notice To:

Rushmore Lee Branch, LLC  
c/o Rushmore Properties, LLC  
212 W. Kinzie Street, 6th Floor  
Chicago, Illinois 60654  
Attn: Marc Reinisch

**STATE OF ALABAMA     )**

**JEFFERSON COUNTY     )**

  
20151029000377730 1/8 \$2991.50  
Shelby Cnty Judge of Probate, AL  
10/29/2015 02:36:42 PM FILED/CERT

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, on this 22<sup>nd</sup> day of September, 2015, that in consideration of the sum of One and 00/100 Dollars (\$1.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, RUSHMORE LEE BRANCH, LLC, an Illinois limited liability company, (hereinafter referred to as the "Grantor") does hereby remise, release, quitclaim and convey unto RUSHMORE LEE BRANCH SIDECAR, LLC, a Delaware limited liability company (hereinafter referred to as the "Grantee"), a 14.42% undivided interest of Grantor's right, title and interest in and to that certain real property situated in Shelby County, Alabama, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

**Grantor's Name and Mailing Address:**

Rushmore Lee Branch, LLC  
c/o Rushmore Properties, LLC  
212 W. Kinzie Street, 6th Floor  
Chicago, Illinois 60654  
Attn: Marc Reinisch

**Grantee's Name and Mailing Address:**

Rushmore Lee Branch Sidecar, LLC  
c/o Rushmore Properties, LLC  
212 W. Kinzie Street, 6th Floor  
Chicago, Illinois 60654  
Attn: Marc Reinisch

**TO HAVE AND TO HOLD** to the said Grantee its successors and assigns forever.

[Signature appears on following page.]


Shelby County, AL 10/29/2015  
State of Alabama  
Deed Tax: \$2956.50

Given under my hand and seal this the 10 day of September, 2015.

RUSHMORE LEE BRANCH, LLC,  
an Illinois limited liability company


By: Lee Branch Manager, LLC,  
an Illinois limited liability company, its manager

By: Rushmore Opportunity, LLC,  
an Illinois limited liability company,  
its manager

By:   
Name: Marc Reinisch  
Title: Manager

By: Greyhound Partners LLC,  
an Illinois limited liability company,  
its manager

By: \_\_\_\_\_  
Name: Robert Wolkoff  
Title: Manager

  
20151029000377730 2/8 \$2991.50  
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Given under my hand and seal this the 16 day of September, 2015.

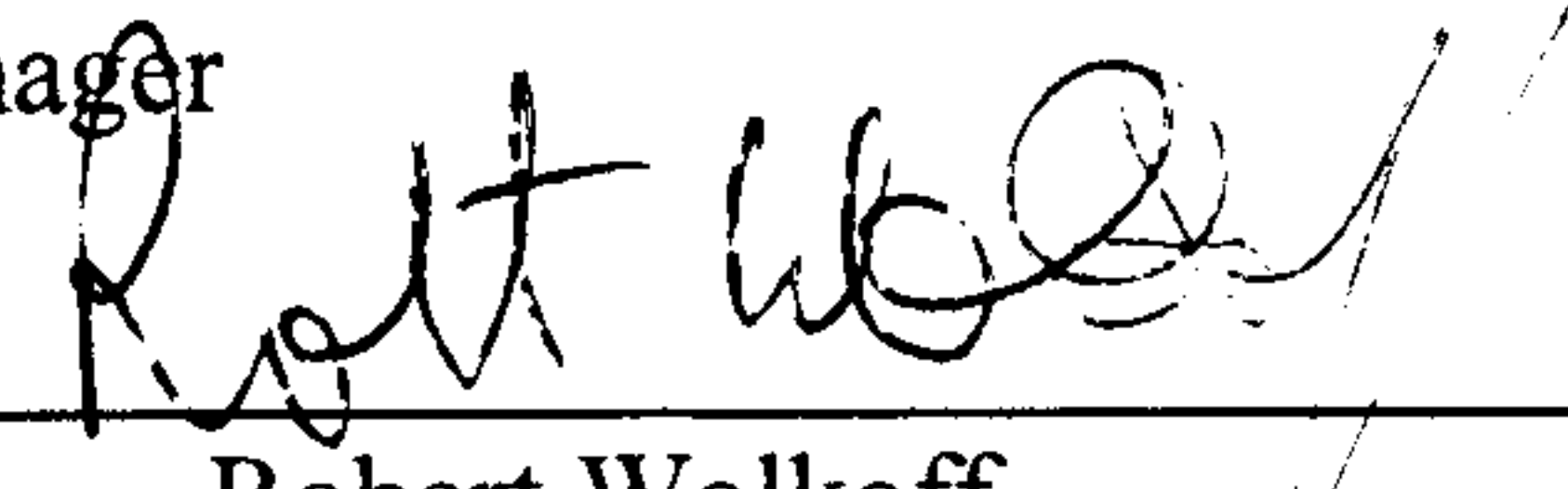
RUSHMORE LEE BRANCH, LLC,  
an Illinois limited liability company


By: Lee Branch Manager, LLC,  
an Illinois limited liability company, its manager

By: Rushmore Opportunity, LLC,  
an Illinois limited liability company,  
its manager

By: \_\_\_\_\_  
Name: Marc Reinisch  
Title: Manager

By: Greyhound Partners LLC,  
an Illinois limited liability company,  
its manager

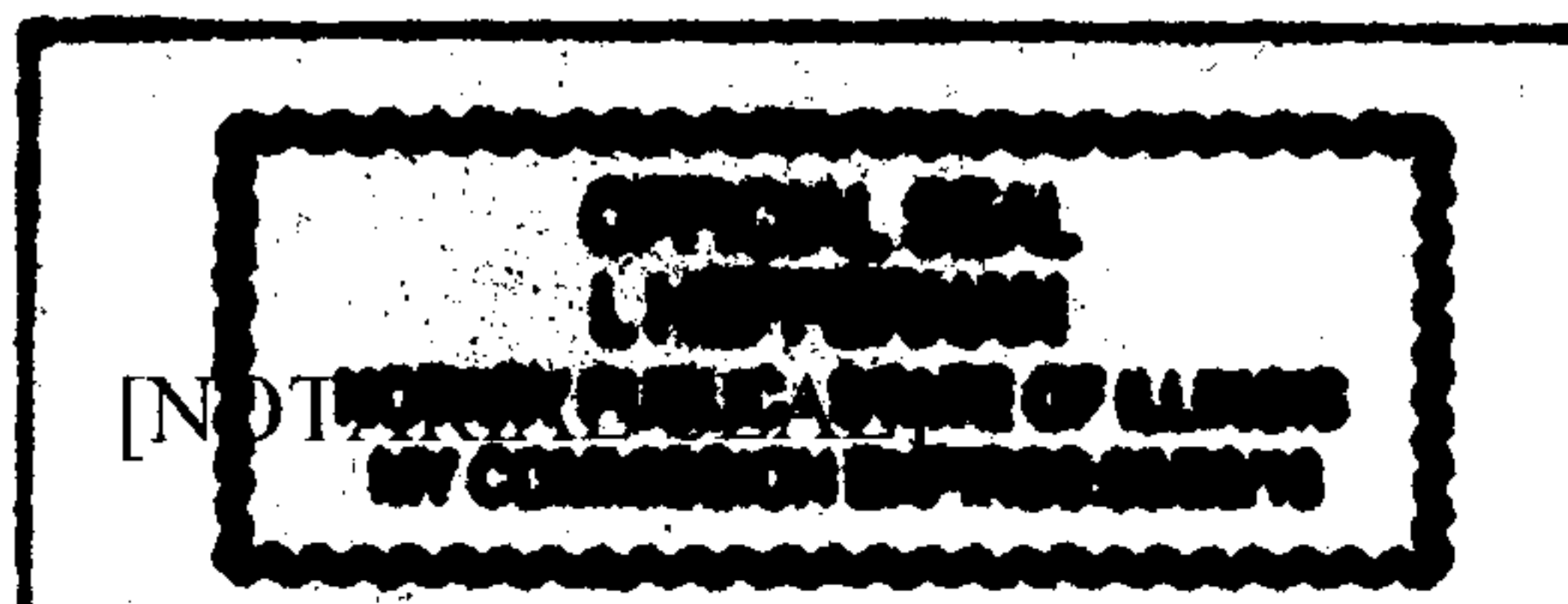
By:   
Name: Robert Wolkoff  
Title: Manager

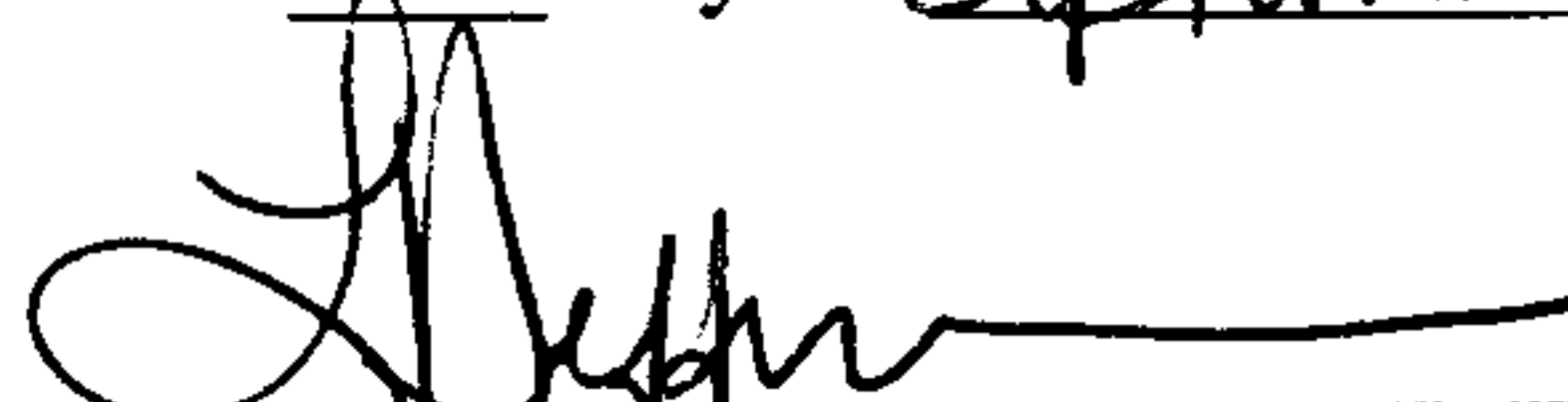
  
20151029000377730 3/8 \$2991.50  
Shelby Cnty Judge of Probate, AL  
10/29/2015 02:36:42 PM FILED/CERT

STATE OF ILLINOIS     )  
  )  
COOK COUNTY            )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MARC REINISCH, whose name as manager of Rushmore Opportunity, LLC, an Illinois limited liability company, a manager of Lee Branch Manager, LLC, an Illinois limited liability company, the manager of Rushmore Lee Branch, LLC, an Illinois limited liability company, is signed to the foregoing Quitclaim Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Quitclaim Deed, he, in his capacity as such manager and with full authority, executed the same voluntarily for and as the act of said company, on the day the same bears date.

Given under my hand and seal this the 10<sup>th</sup> day of September, 2015.



  
\_\_\_\_\_  
Notary Public

My Commission Expires: 6/23/18

STATE OF ILLINOIS     )  
  )  
\_\_\_\_\_ COUNTY     )


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ROBERT WOLKOFF, whose name as manager of Greyhound Partners LLC, an Illinois limited liability company, a manager of Lee Branch Manager, LLC, an Illinois limited liability company, the manager of Rushmore Lee Branch, LLC, an Illinois limited liability company, is signed to the foregoing Quitclaim Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Quitclaim Deed, he, in his capacity as such manager and with full authority, executed the same voluntarily for and as the act of said company, on the day the same bears date.

Given under my hand and seal this the \_\_\_\_ day of \_\_\_\_\_, 2015.

[NOTARIAL SEAL]

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

  
20151029000377730 4/8 \$2991.50  
Shelby Cnty Judge of Probate, AL  
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STATE OF ILLINOIS     )  
  )  
COOK COUNTY            )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MARC REINISCH, whose name as manager of Rushmore Opportunity, LLC, an Illinois limited liability company, a manager of Lee Branch Manager, LLC, an Illinois limited liability company, the manager of Rushmore Lee Branch, LLC, an Illinois limited liability company, is signed to the foregoing Quitclaim Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Quitclaim Deed, he, in his capacity as such manager and with full authority, executed the same voluntarily for and as the act of said company, on the day the same bears date.

Given under my hand and seal this the \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

[NOTARIAL SEAL]

STATE OF ILLINOIS     )  
  )  
COOK COUNTY         )

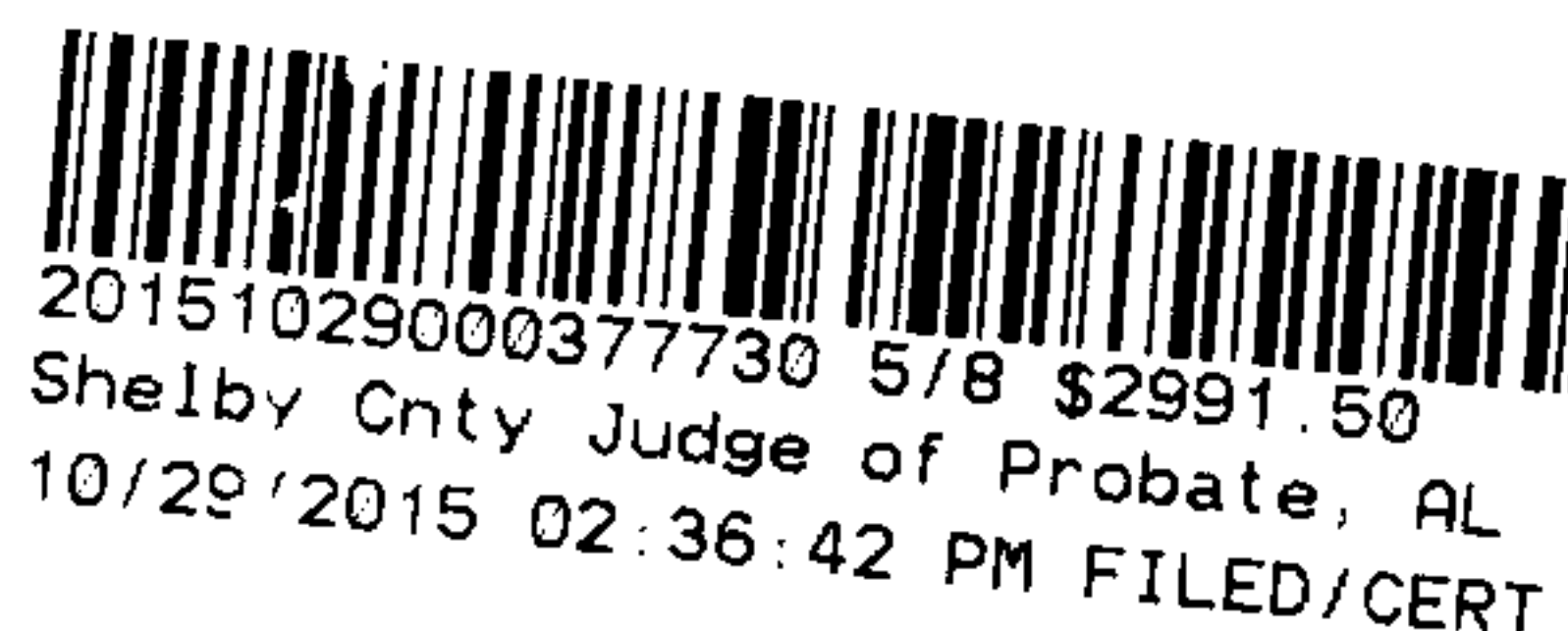
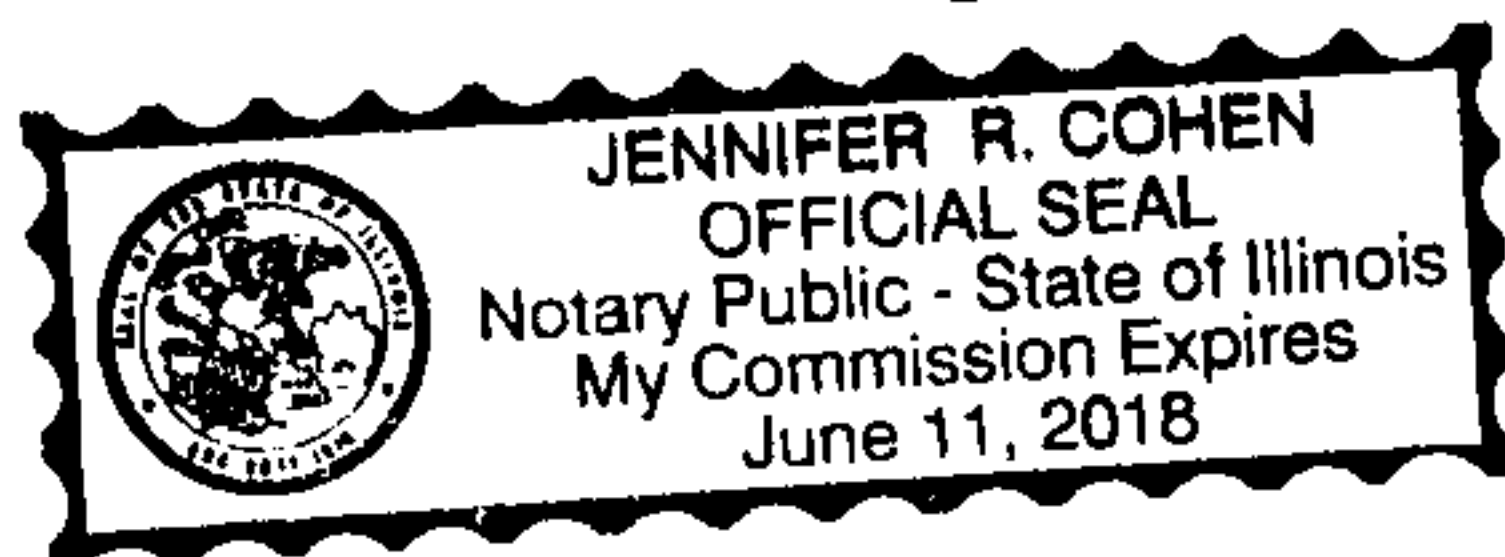
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ROBERT WOLKOFF, whose name as manager of Greyhound Partners LLC, an Illinois limited liability company, a manager of Lee Branch Manager, LLC, an Illinois limited liability company, the manager of Rushmore Lee Branch, LLC, an Illinois limited liability company, is signed to the foregoing Quitclaim Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Quitclaim Deed, he, in his capacity as such manager and with full authority, executed the same voluntarily for and as the act of said company, on the day the same bears date.

Given under my hand and seal this the 16<sup>TH</sup> day of SEPTEMBER 2015.

Jennifer R. Cohen  
\_\_\_\_\_  
Notary Public

My Commission Expires: 6/11/2018

[NOTARIAL SEAL]



**EXHIBIT A  
LEGAL DESCRIPTION**

**PARCEL 1:**

LOT 1B, ACCORDING TO THE SURVEY OF A RESUBDIVISION OF THE VILLAGE AT LEE BRANCH AS RECORDED IN MAP BOOK 31, PAGE 130A AND 130B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING A RESUBDIVISION OF THE VILLAGE AT LEE BRANCH SECTOR 1- REVISION 1.


**PARCEL 2:**

LOTS 1, 7 AND 8, ACCORDING TO THE SURVEY OF THE VILLAGE AT LEE BRANCH SECTOR 1 - PHASE 2, AS RECORDED IN MAP BOOK 33, PAGE 58, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING A RESUBDIVISION OF LOT 5A OF THE VILLAGE AT LEE BRANCH SECTOR 1- REVISION 1.

SAID LOT 1 ALSO BEING KNOWN AS LOTS 1-A, 1-B, 1-C AND 1-D, ACCORDING TO A AS RECORDED IN MAP BOOK 43, PAGE 66-A, OF LOT 1, THE VILLAGE AT LEE BRANCH SECTOR 1 - PHASE 2 AS RECORDED IN MAP BOOK 33, PAGE 58 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING A RESUBDIVISION OF THE VILLAGE AT LEE BRANCH SECTOR 1 – REVISION 1.

TOGETHER WITH SUCH APPURTENANT ACCESS, EASEMENT AND OTHER RIGHTS WHICH ARISE OR ARE RESERVED UNDER AND PURSUANT TO THE FOLLOWING INSTRUMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

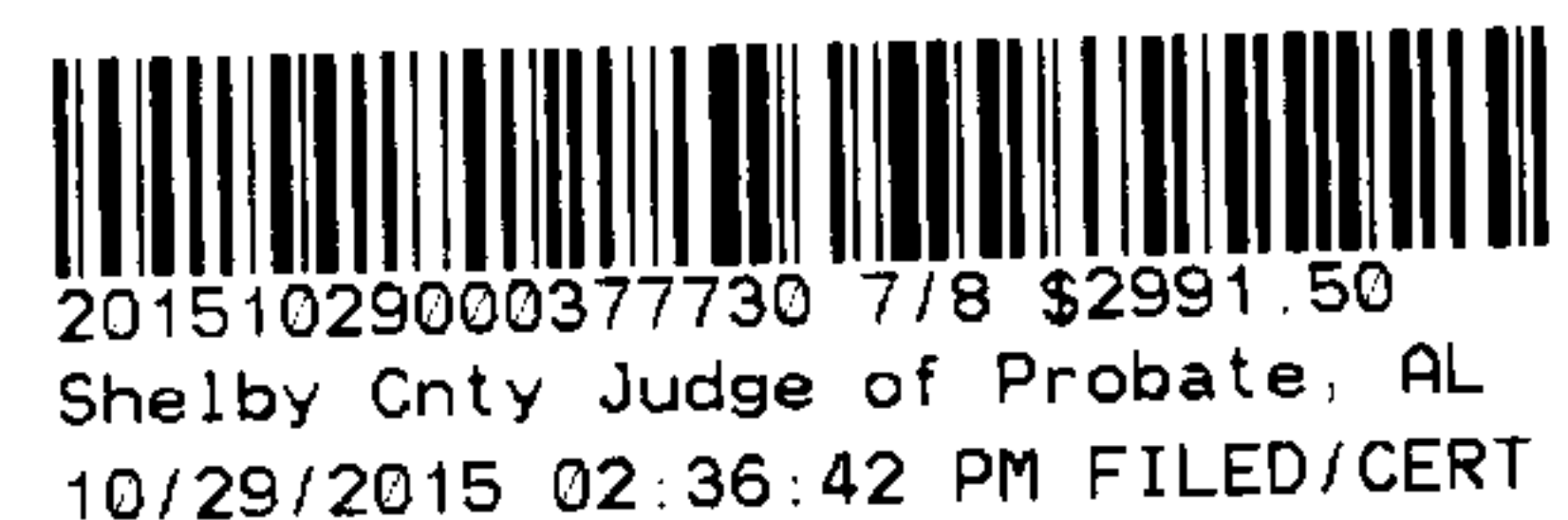
RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN AIG BAKER BROOKSTONE, L.L.C., AND COMPASS BANK, DATED AUGUST 26, 2003, FILED FOR RECORD AUGUST 27, 2003 AT 10:47 A.M., RECORDED AS INSTRUMENT NUMBER: 20030827000569990 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

  
20151029000377730 6/8 \$2991.50  
Shelby Cnty Judge of Probate, AL  
10/29/2015 02:36:42 PM FILED/CERT

2015 Assessor's Fair Market Value (14.42% of each site)

- |                            |  |
|----------------------------|--|
| 1. 09-3-05-0-001-030.009   | Fair Market Value = \$10,450,000<br>14.42% = \$1,506,890<br><b>Transfer Tax = \$1,506.89</b> |
| 2. 09-3-05-0-001-030.011   | Fair Market Value = \$125,000<br>14.42% = \$18,025<br><b>Transfer Tax = \$18.03</b>          |
| 3. 09-3-05-0-001-030.014   | Fair Market Value = \$260,000<br>14.42% = \$37,492<br><b>Transfer Tax = \$37.49</b>          |
| 4. 09-3-05-0-001-030.015   | Fair Market Value = \$245,000<br>14.42% = \$35,329<br><b>Transfer Tax = \$35.33</b>          |
| 5. 09-3-05-0-001-030.017   | Fair Market Value = \$150,000<br>14.42% = \$21,630<br><b>Transfer Tax = \$21.63</b>          |
| 6. 09-3-05-0-001-030.018   | Fair Market Value = \$150,000<br>14.42% = \$21,630<br><b>Transfer Tax = \$21.63</b>          |
| 7. 09-3-05-0-001-030.020   | Fair Market Value = \$2,265,000<br>14.42% = \$326,613<br><b>Transfer Tax = \$326.61</b>      |
| 8. 09-3-05-0-001-030.021   | Fair Market Value = \$485,000<br>14.42% = \$69,937<br><b>Transfer Tax = \$69.94</b>          |
| 9. 09-3-05-0-001-030.022   | Fair Market Value = \$4,840,000<br>14.42% = \$697,928<br><b>Transfer Tax = \$697.93</b>      |
| 10. 09-3-05-0-001-044<br>. | Fair Market Value = \$1,530,000<br>14.42% = \$220,626<br><b>Transfer Tax = \$220.63</b>      |

**TOTAL FAIR MARKET: \$2,956,100**  
**TOTAL TRANSFER TAX: \$2,956.50**





# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Rushmore Lee Branch, LLC  
Mailing Address Attn: Marc Rehrisch  
212 W. Kinzie St., 6th flr  
Chicago, IL 60654

Grantee's Name Rushmore Lee Branch, LLC  
Mailing Address Rushmore Lee Branch Sidecar, LLC  
212 W. Kinzie St., 6th flr  
Chicago, IL 60654

Property Address 601, 611, 701, 801, 1001,  
1201 & 1401 Doug Baker Blvd.  
Birmingham, AL

Date of Sale September 22, 2015

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$2,950,100

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☒ Appraisal  
☒ Other See attached

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/28/2015

Print Sarah Millard

☐ Unattested

Sign Sarah

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20151029000377730 8/8 \$2991.50  
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