

# UNOFFICIAL COPY



Doc#: 1114422053 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/24/2011 01:20 PM Pg: 1 of 6

## SPECIAL WARRANTY DEED (Illinois)

THIS INDENTURE, made this 20<sup>th</sup> day of May, 2011, between **MELROSE PARK INVESTMENTS, L.P.**, a California limited partnership ("Grantor") having its principal place of business at 9595 Wilshire Boulevard, Suite 501, Beverly Hills, California 90212, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, the receipt whereof is hereby acknowledged, and pursuant to authority of the Grantor, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** an undivided Twenty Five and 56/100 percent (25.56%) interest unto **MELROSE PARK INVESTMENTS, LLC**, a Delaware limited liability company ("Grantee") of 9595 Wilshire Boulevard, Suite 501, Beverly Hills, California 90212, FOREVER, all the following described real estate (the "Property"), situated in the County of Cook, State of Illinois, known and described as follows, to wit:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 94.82 FEET SOUTH OF THE NORTH LINE OF AFORESAID SECTION 3 AND 33.0 FEET WEST OF THE EAST LINE OF AFORESAID SECTION 3, BEING THE INTERSECTION OF THE WEST LINE OF 9TH AVENUE AND THE SOUTH LINE OF NORTH AVENUE; THENCE NORTH 89 DEGREES 42 MINUTES 10 SECONDS WEST IN THE SOUTH LINE OF AFORESAID NORTH AVENUE, TO A POINT 95.68 FEET SOUTH OF AFORESAID NORTH LINE OF SECTION 3, A DISTANCE OF 1628.12 FEET, TO A POINT IN THE EAST LINE OF 14TH AVENUE AS SHOWN IN THE PLAT OF SUBDIVISION OF WINSTON PARK UNIT NUMBER 1 RECORDED JULY 6, 1955 AS DOCUMENT 16291419 IN PLAT BOOK 448 ON PAGES 22 AND 23; THENCE SOUTH 0 DEGREES 30 MINUTES WEST IN THE EAST LINE OF AFORESAID 14TH AVENUE A DISTANCE OF 855.28 FEET TO THE NORTHWEST CORNER OF LOT 1 IN AFORESAID WINSTON PARK UNIT NUMBER 1; THENCE SOUTHEASTERLY IN A NORTHERLY LINE OF AFORESAID WINSTON PARK UNIT NUMBER 1, BEING A CURVED LINE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 1130.0 FEET, AN ARC DISTANCE OF 528.87 FEET TO A POINT OF TANGENCY WITH A LINE PARALLEL TO AND 1643.0 FEET NORTH OF THE SOUTH LINE OF THE AFORESAID NORTHEAST 1/4, AND BEING THE NORTH LINE OF AFORESAID WINSTON PARK UNIT NUMBER 1; THENCE EAST IN AFORESAID NORTH LINE OF UNIT NUMBER 1 A DISTANCE OF 700.01 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY IN A NORTHEASTERLY CURVED LINE OF AFORESAID UNIT NUMBER 1, CONVEX

NCS-453721-A

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NORTHEASTERLY HAVING A RADIUS OF 520.0 FEET, AN ARC DISTANCE OF 493.51 FEET, TO THE NORTHEASTERLY CORNER OF LOT 26 IN AFORESAID WINSTON PARK UNIT NUMBER 1; THENCE NORTH 0 DEGREES 09 MINUTES EAST IN THE WEST LINE OF AFORESAID 9TH AVENUE A DISTANCE OF 1185.44 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

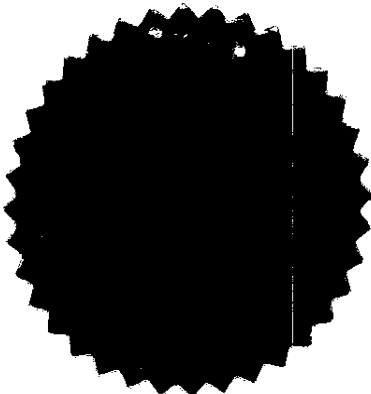
Address of Property: 1254 Winston Plaza, Melrose Park, Illinois 60160

with the following Permanent Real Estate Index Numbers: 15-03-211-004-0000; 15-03-211-006-0000; 15-03-211-007-0000; 15-03-211-008-0000; and 15-03-211-009-0000

and together with all the singular and 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 said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever. And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, its heirs 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 said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

**SUBJECT TO** the liens securing payment of ad valorem taxes for the current and all subsequent years, as well as to all matters of record or visible on the ground to the extent valid and in force or effect with respect to the Property. Grantee by acceptance of delivery of this deed assumes and agrees to perform all of Grantor's obligations under the Permitted Exceptions.

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## Signature Page to Special Warranty Deed

**IN WITNESS WHEREOF**, Grantor has caused its name to be signed on the day and year first above written.

Melrose Park Investments, L.P.,  
a California limited partnership

By: Winston Investment Group, LLC,  
a Delaware limited liability company  
Its: General Partner

By: Summit View Holdings, LLC,  
a California limited liability company  
Its: Manager

By:   
\_\_\_\_\_  
Michael Scrodi  
Its: Co-Manager

Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E. Dated the 30th day of May, 2011.

  
\_\_\_\_\_  
MICHAEL SCRODI, as Co-Manager  
aforesaid

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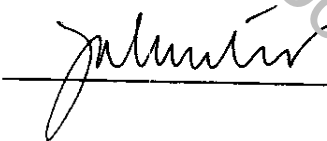
## ACKNOWLEDGEMENT

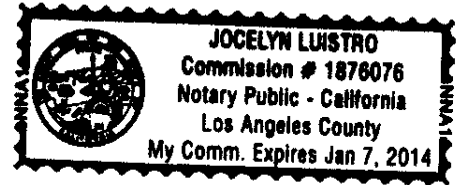
State of California )  
County of Los Angeles ) SS.

On May 18, 2011 before me, Jocelyn Luistro, a Notary Public, personally appeared Michael Serondi who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



(This area for official notarial seal)

**AFTER RECORDING MAIL TO:**  
David C. Klein  
Rosenfeld, Wolff & Klein  
1901 Avenue of the Stars, Suite 500  
Los Angeles, California 90067

**SEND SUBSEQUENT TAX BILLS TO:**  
NewMark Merrill Companies, LLC  
5850 Canoga Avenue  
Suite 650  
Woodland Hills, California 91367  
Attention: Sanford D. Sigal

**PREPARED BY:**  
Gerald J. Smoller  
Kovitz Shifrin Nesbit  
750 West Lake Cook Road, Suite 350  
Buffalo Grove, Illinois 60089

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: May 20, 2011

Melrose Park Investments, L.P.,  
a California limited partnership

By: Winston Investment Group, LLC,  
a Delaware limited liability company

Its: General Partner

By: Summit View Holdings, LLC,  
a California limited liability company

Its: Manager

By: [Signature]  
Michael Soroudi  
Its: Co-Manager

### ACKNOWLEDGEMENT

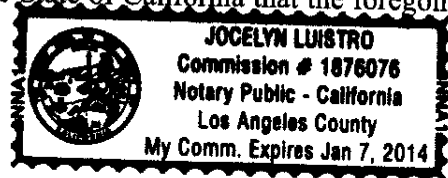
State of California )  
County of Los Angeles )

SS.

On May 18, 2011 before me, Jocelyn Luistro, a Notary Public, personally appeared Michael Soroudi who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature] (Seal)

(This area for official notarial seal)

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The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: May 20, 2011

Melrose Park Investments, LLC,  
a Delaware limited liability company

By: Winston Investment Group, LLC,  
a Delaware limited liability company

Its: Manager

By: Summit View Holdings, LLC,  
a California limited liability company

Its: Managing Member

By: [Signature]  
Michael Soroudi  
Is: Co-Manager

### ACKNOWLEDGEMENT

State of California )  
County of Los Angeles ) SS.

On May 18, 2011 before me, Joelyn Luistfo, a Notary Public, personally appeared Michael Soroudi who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



(This area for official notarial seal)

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)