



Doc#: 1607556255 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/15/2016 02:34 PM Pg: 1 of 5

GREATER METROPOLITAN TITLE, LLC
175 E. HAWTHORN PARKWAY, SUITE 135
VERNON HILLS, IL 60061

--- Above Space For Recorder's Use ---

FILE # 16-1253

Special Warranty Deed

FTK I, LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10) cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY that certain tract of land ("Land") described in **Exhibit "A"** hereto, together with all improvements thereon and all rights and appurtenances appertaining thereto (herein collectively called the "Property") to the following named grantees (together, "Grantee"):

- (1) KD Senior Melrose Park Holdings, LLC, a Delaware limited liability company, as to an undivided 50 % interest;
- (2) KD Melrose Park Holdings, LLC, an Illinois limited liability company, as to an undivided 40 % interest; and
- (3) Melrose Park Investors LLC, a Delaware limited liability company, as to an undivided 10 % interest.

This conveyance is given and accepted subject to the permitted exceptions set forth on **Exhibit "B"** hereto and to any and all municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the Property (herein called the "Permitted Encumbrances").

Grantee, by its acceptance hereof, agrees to assume and be solely responsible for payment of all ad valorem taxes pertaining to the Property which are not yet due and payable (and for all subsequent years); there having been a proper proration between Grantor and Grantee.

TO HAVE AND TO HOLD the Property and all improvements located thereon, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its legal representatives, successors, and assigns forever; and Grantor does hereby bind itself, its legal representatives, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, its legal representatives, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

UNOFFICIAL COPY

WITNESS THE EXECUTION HEREOF as of the 26th day of February, 2016.

GRANTOR:

FTK I, LLC,
an Illinois limited liability company

By: _____

Name: Kenneth M. Levovic
Title: Manager



State of Illinois)

) SS:

County of Cook)

REAL ESTATE TRANSFER TAX

15-Mar-2016

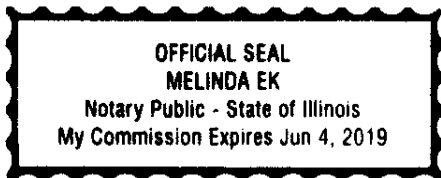


COUNTY:	2,787.50
ILLINOIS:	5,575.00
TOTAL:	8,362.50

12-34-403-013-0000 | 20160301678447 | 0-368-395-840

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Kenneth M. Levovic, Manager of FTK I, LLC, 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 acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 19th day of February, 2016.



Notary Public

<p>Mail to:</p> <p>Michael J. Nussbaum, Esq. Corleto, Ackerman & Nussbaum LLP 15760 Ventura Boulevard, Suite 801 Encino, California 91436</p>	<p>Send Tax Bills to:</p> <p><i>RD Melrose Park Holdings LLC</i> <i>Attn: Penny DeAngelis</i> <i>9701 Wilshire Blvd, 10th Floor</i> <i>Beverly Hills, CA 90212</i></p>
---	--

Document Prepared by:

Joel H. Feldman
312 N. May Street, Suite 100
Chicago, Illinois 60607

UNOFFICIAL COPY

File Number: 15-1253

EXHIBIT "A"

LEGAL DESCRIPTION

THE EAST 297.46 FEET OF LOT 3 OF THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF LYING NORTH OF A LINE 469.13 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 34) AND (EXCEPT THAT PART THEREOF TAKEN FOR WIDENING OF NORTH AVENUE) AND (EXCEPT THE EAST 25 FEET FALLING IN 15TH AVENUE), IN COOK COUNTY, ILLINOIS.

PIN 12-34-403-013-0000

Property Address 1501-1527 W North Avenue, Melrose Park, Illinois 60160

UNOFFICIAL COPY

EXHIBIT "B"

Permitted Encumbrances

Said Property is conveyed subject to the following:

~~ATTACH FROM PRO FORMA~~

See Attached page

Property of Cook County Clerk's Office

UNOFFICIAL COPY

1. General taxes for the years 2015 2nd installment, 2016 and subsequent years which are not yet due or payable.

Tax Identification No.: **12-34-403-013-0000**

2. Unrecorded lease made by FTK I, LLC, an Illinois limited liability company, to Subway Real Estate, LLC, a Delaware limited liability company, commencing April 1, 2012 and ending March 31, 2017, together with three five-year renewal options, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.
3. Short term lease made October 1, 2008 by and between FTK I LLC (landlord) and Autozone Development Corporation demising the land for a term of 10 years, commencing as provided in the lease, and ending on the last day of the month following 10 years after the commencement date, in which landlord has granted tenant certain rights to renewal options, recorded January 22, 2009 as Document 0902205144.
4. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, its successors and/or assigns for the installation, maintenance, repair, relocation, removal and renewal of utility facilities granted by instrument recorded as Document 89280872, and the terms and conditions thereof, as shown on ALTA/ACSM Land Title Survey, prepared by Professionals Associated Survey, Inc., Order # 08-7932A, dated August 9, 2012.

(Affects North 10 feet, West 10 feet of the North 110 feet)

5. Covenants, conditions and restrictions contained in deed, recorded November 14, 1945 as Document 13659192, providing that said premises shall not be used for the sale at retail of flowers, plants or nursery stock, but deleting therefrom any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restriction violate 42 U.S.C. 3604 (c).

Note: The document contains no provision for a reversion of title due to breach of said restrictions.

6. Easement for installation and maintenance of sanitary and storm sewer pipes in, over and under the North 12.5 feet of land as contained in Document 17130962 and recorded February 11, 1958, as shown on ALTA/ACSM Land Title Survey, prepared by Professionals Associated Survey, Inc., Order # 08-7932A, dated August 9, 2012.
7. Easement agreement recorded November 3, 1958 as Document 17365469 for installation and maintenance of sanitary and storm sewers.
8. Encroachment of the asphalt located mainly on the property north and adjoining onto the land by approximately 1.25 feet, as shown on plat of survey number 08-79392-A, prepared by Professionals Associated Survey, Inc., Dated August 9, 2012.
9. Encroachment of the sign located mainly on the land onto the property south and adjoining by an undisclosed amount as shown on plat of survey number prepared by 08-79392-A, prepared by Professionals Associated Survey, Inc. Dated August 9, 2012.
10. Rights of retail tenants (other than Subway Real Estate, LLC and Autozone Development Corporation), as retail tenants only, pursuant to written but unrecorded leases in effect as of the date of this policy without rights or options to purchase insured property.