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SPECIAL WARRANTY DEED (Illinois)

This instrument was prepared by:

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200 West Madison Street, Suite 3900
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after recording, please return to:

Edward M. Rishy, Esq.
Debevoise & Plimpton LLP
919 Third Avenue
New York, New York 10022

Send Subsequent Tax Bills to:

c/o Maywood Realty Company LLC
2015 Spring Road, Suite 235
Oak Brook, Illinois 60523



19064340570

Doc# 1906434057 Fee \$48.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/05/2019 11:44 AM PG: 1 OF 6

Above Space for Recorder's Use Only

8600 North, LLC, a Delaware limited liability company ("Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged,

HEREBY CONVEYS to Maywood Realty Company LLC, a Delaware limited liability company ("Grantee"), whose address is c/o J.P. Morgan Investment Management Inc., 270 Park Avenue, 7th Floor, New York, New York 10017, Attn: Dale Todd, the following described real property situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof for legal description,

Subject to those exceptions set forth on Exhibit B attached hereto and made a part hereof.

PINS: Part of 15-02-101-001; Part of 15-02-101-003; Part of 15-02-100-015

Together with all buildings and improvements located thereon, and all 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 Grantor, 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 Grantee, its successors and assigns forever.

1584657.v2 First American Title Order # NCS-906592
1584657.v4

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And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors 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 DEFEND, subject to: See Exhibit B attached hereto and made a part hereof.

[SIGNATURE PAGE TO FOLLOW]


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IN WITNESS WHEREOF, Grantor has executed the foregoing instrument on this 14th day of February, 2019.

8600 NORTH, LLC,
a Delaware limited liability company

By: Bank of America, N.A., as Trustee,
its Manager

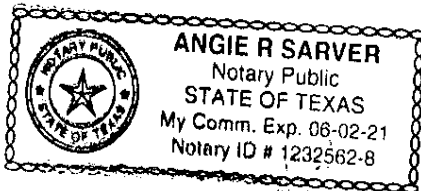

By: _____
Name: Pamela A. Spadaro
Its: Senior Vice President



State of Texas)
)SS
County of Dallas)

I, the undersigned, a Notary Public in and for said STATE AND COUNTY, DO HEREBY CERTIFY, THAT Pamela A. Spadaro, personally known to me to be the Senior Vice President of Bank of America, N.A., as Trustee, sole manager of 8600 North, LLC, a Delaware 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 acknowledged that as such duly appointed Senior Vice President, he signed and delivered the said instrument pursuant to his authority as his free and voluntary act or behalf of the limited liability company.

Given under my hand and official seal this 6th day of February, 2019





REAL ESTATE TRANSFER TAX		28-Feb-2019
	COUNTY:	5,329.50
	ILLINOIS:	10,659.00
	TOTAL:	15,988.50
15-02-101-001-0000		20190201693171 1-102-464-416

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Exhibit A

Legal Description

LOTS 1, 2, 3, 4, 5, AND 6 IN THAT FINAL PLAT OF SUBDIVISION OF MAYWOOD PARK DEVELOPMENT - MELROSE PARK, IL DATED September 28, 2018 AND RECORDED February 28, 2019 AS DOCUMENT NO. 1905916106. BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Addresses of the Property (

8600 W. North Avenue, Melrose Park, IL
1820 N. 5th Avenue, *Melrose Park, IL*
1532 N. 5th Avenue, *Melrose Park, IL*

PINs: Part of 15-02-101-001; Part of 15-02-101-003; Part of 15-02-100-015

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Exhibit B

Permitted Exceptions

1. General real estate taxes for the year 2018 and subsequent years, a lien not yet due and payable.
2. Terms, conditions and provisions as contained in a Grant in favor of Public Service Company recorded May 1, 1950 as Document No. 14790162.
3. Terms, conditions and provisions as contained in an Easement in favor of Illinois Bell Telephone Company recorded October 4, 1965 as Document No. 19606822.
4. Terms and provisions of a no further remediation letter recording March 17, 2017 as document 1707629056.
5. Survey prepared by Anthony J. Strickland, IPLS No. 35-3437 of V3 Engineers, Scientists, Surveyors, dated October 21, 2016 last revised _____, 2019, under Job No. VP01.1, shows the following:
 - a. Encroachment of the billboard sign located mainly on the Land over onto the land North and adjoining by 6.35 feet;
 - b. Sheds and fence encroach over onto 5th Avenue by undisclosed amounts;
 - c. Rights of interested parties to maintain utilities as disclosed by water main, overhead wires, gas main and underground electric lines running throughout the Land;
 - d. Encroachment of the fence along the North line of the property;
 - e. Multi-Story Brick & Concrete Stand encroaches over the proposed 10' and 15' public utility and drainage easements on the northeastern portion of Lot 2;
 - f. 1 Story Concrete Block & Metal Building encroaches over the proposed 10' and 15' public utility and drainage easements on the southern portion of Lot 1;
 - g. Billboard sign with overhead light encroaches over proposed 10' public utility and drainage easement on the eastern portion of Lot 1;
 - h. 1 Story Concrete Block & Metal Building encroaches over the proposed 10' public utility and drainage easement on the southeastern portion of Lots 3 and 4;
 - i. 1 Story Concrete Block & Metal Building encroaches over the proposed 15' public utility and drainage easement on the northeastern portion of Lot 4 and southeastern portion of Lot 3;
 - j. 2 Story Concrete Block Building encroaches over the proposed 10' and 15' public utility and drainage easement on the eastern portion of Lot 3;
 - k. Concrete Building encroaches over the proposed 15' public utility and drainage easement on the northeastern portion of Lot 3;
 - l. Concrete Block Building encroaches onto the northeastern portion of Lot 3 by an undisclosed amount;
 - m. Concrete walls and stockpiles over the stormwater management easement over Lot 5;
 - n. Multiple buildings and improvements over the stormwater management easement over Lot 4;
 - o. Multiple fences encroach over the proposed 10' and 15' public utility and drainage easements throughout the Land;
 - p. Concrete Building encroaches over the proposed 15' public utility and drainage easement on the southeastern portion of Lot 6; and
 - q. Water Tower encroaches over the proposed 15' public utility and drainage easement on the northwestern portion of Lot 6.

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6. Terms, provisions, conditions, and easements as contained in that Final Plat of Subdivision of Maywood Park Development - Melrose Park, IL dated 1-24, 2019 and recorded 2-28, 2019 as Document No. 1905916106.

7. Terms, provisions, conditions, and easements as contained in that Declaration of Covenants, Conditions, Restrictions, Reservations and Easements by and between _____, and _____ dated 2-14, 2019 and recorded _____, 2019 as Document No. _____.

Maywood Realty Company LLC

8600 North, LLC

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