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Doc#: 1929655136 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/23/2019 09:42 AM Pg: 1 of 6

Dec ID 20191001607167
ST/CO Stamp 0-994-811-488 ST Tax \$9,150.00 CO Tax \$4,575.00

This instrument was prepared by:

Julie Rademaker, Esq.
Barack Ferrazzano Kirschbaum
& Nagelberg LLP
200 West Madison Street, Suite 3900
Chicago, Illinois 60606

after recording, please return to:

David N. Tanner, Esq.
Polsinelli PC
150 N. Riverside Plaza, Suite 3000
Chicago, IL 60606

Send Subsequent Tax Bills to:

GW Melrose Park LLC
c/o GW Property Group, LLC
2211 N. Elston Ave, Suite 304
Chicago, Illinois 60614

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

Effective as of October 18, 2019, **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 **GW Melrose Park LLC**, an Illinois limited liability company ("Grantee"), whose address is c/o GW Property Group, LLC 2211 N. Elston Ave., Suite 304, Chicago, Illinois 60614, 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.

Address of the Property: 13.206 acres of vacant land located on North Avenue at the intersections of First and Fifth Avenues, Melrose Park, Illinois.

PINS: Part of 15-02-100-015-0000; Part of 15-02-101-001-0000; Part of 15-02-101-003-0000; 15-02-101-004-0000

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.

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Exhibit A Legal Description

Real property in the City of Melrose Park, County of Cook, State of Illinois, described as follows:

PARCEL 1:

THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 97.65 FEET; THENCE EAST 31.09 FEET, ALONG A LINE THAT IS 94.80 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, TO THE PLACE OF BEGINNING; THENCE SOUTH 01 DEGREES 40 MINUTES 26 SECONDS EAST, 582.03 FEET; THENCE NORTH 45 DEGREES 36 MINUTES 14 SECONDS WEST, 809.07 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 33 SECONDS EAST, 561.31 FEET; TO THE PLACE OF BEGINNING CONTAINING 3.7500 ACRES, MORE OR LESS; IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 97.65 FEET; THENCE EAST 684.98 FEET, ALONG A LINE THAT IS 94.80 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, TO THE PLACE OF BEGINNING; THENCE SOUTH 45 DEGREES 36 MINUTES 14 SECONDS EAST, 397.98 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 35 SECONDS WEST, 895.26 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 25 SECONDS WEST, 37.76 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 35 SECONDS EAST, 10.00 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 11 SECONDS WEST, 249.65 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 33 SECONDS EAST, 602.16 FEET; TO THE PLACE OF BEGINNING CONTAINING 4.9101 ACRES, MORE OR LESS; IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 97.65 FEET; THENCE EAST 1384.13 FEET, ALONG A LINE THAT IS 94.80 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, TO THE WEST RIGHT OF WAY OF 5TH AVENUE AND THE PLACE OF BEGINNING; THENCE SOUTH 05 DEGREES 15 MINUTES 01 SECONDS EAST, 80.18 FEET; THENCE SOUTH 01 DEGREES 40 MINUTES 25 SECONDS EAST, 269.90 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 35 SECONDS WEST, 592.80 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 03 SECONDS WEST, 160.87 FEET; THENCE NORTH 43 DEGREES 08 MINUTES 57 SECONDS EAST, 70.65 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 03 SECONDS WEST, 139.56 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 33 SECONDS EAST, 538.93 FEET; TO THE PLACE OF BEGINNING CONTAINING 4.5775 ACRES, MORE OR LESS; IN COOK COUNTY, ILLINOIS.

Address of Property: 13.206 acres of vacant land located on North Avenue at the intersections of First and Fifth Avenues, Melrose Park, Illinois.

PINS: Part of 15-02-100-015-0000; Part of 15-02-101-001-0000; Part of 15-02-101-003-0000; 15-02-101-004-0000

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Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2019 (payable 2020) 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 Agreement recorded as Document No. 92488372.
4. Terms and provisions of a no further remediation letter recording March 17, 2017 as document 1707629056.
5. Terms, provisions, conditions, and easements as contained in that Final Plat of Subdivision of Maywood Park Development - Melrose Park, IL recorded February 28, 2019 as Document No. 1905916106.
6. Terms, provisions, conditions, and easements as contained in that Declaration of Covenants, Conditions, Restrictions, Reservations and Easements recorded March 5, 2019 as Document No. 1906545031.
7. Terms, provisions, and easements as contained in that Grant of Easement for Access recorded March 6, 2019 as Document No. 1912113188.
8. Terms, provisions, and conditions as contained in that Ordinance No. 2258 an Ordinance Annexing Certain Property to the Village of Melrose Park dated May 1, 2019 as Document No. 1914816050.
9. Public utility and drainage easements granted in Plat of Easements for Maywood Park Development recorded May 28, 2019 as Document No. 1914816051.
10. Ordinance No. 2251, An Ordinance Approving an Annexation Agreement for the Maywood Park Redevelopment for the Village of Melrose Park, County of Cook, State of Illinois dated December 10, 2018, recorded March 27, 2019 as document number 1908647018.
11. Terms, provisions, conditions, and easements as contained in that Plat of Easement recorded August 30, 2019 as Document No. 1924206034.
12. Leaking Underground Storage Tank Environmental Notice related to Illinois EPA No.: 0311805024 and Leaking UST Incident No.: 20090661.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
 } SS
 COUNTY OF COOK }

Pamela A. Spadaro, as Senior Vice President of Bank of America, N.A., as Trustee, as manager of 8600 North LLC, being duly sworn on oath, states that she is located in Dallas, Texas. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 OR
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks or lots less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct legal descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

8600 NORTH, LLC,
 a Delaware limited liability company

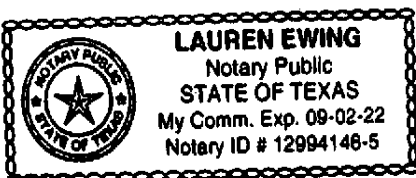
SUBSCRIBED AND SWORN TO before me

this 3rd day of October, 2019.

Lauren Ewing
 Notary Public

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

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



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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 follows}

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		21-Oct-2019
	COUNTY	4,575.00
	ILLINOIS	9,150.00
	TOTAL	13,725.00
15-02-100-015-0000	20191001607167	994-811-488

