

# UNOFFICIAL COPY

**This Instrument Prepared By  
and Upon Recordation Return To:**

Steve Schuster, Esq.  
Burke, Warren, MacKay &  
Serritella, P.C.  
330 North Wabash, Suite 2100  
Chicago, Illinois 60611



Doc# 2102113035 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/21/2021 12:15 PM PG: 1 OF 5

## QUIT CLAIM DEED

The Grantor, **MAYWOOD REALTY COMPANY LLC**, a Delaware limited liability company, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS unto **CHARIOT LOGISTICS PARK OWNERS' ASSOCIATION, INC.**, an Illinois not-for-profit corporation, with a business address of 1800 North 5th Avenue, Melrose Park, Illinois 60160, all its right, title and interest in and to the following described real estate situated in the County of Cook, in the State of Illinois:

**SEE ATTACHED EXHIBIT A**

**SUBJECT TO:** Covenants, conditions and restrictions of records, private, public and utility easements and roads and highways, special taxes or assessments for improvements not yet completed, any confirmed special tax or assessment, general taxes for the current year and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

**[SIGNATURE PAGE FOLLOWS]**

EXEMPT  
VILLAGE OF MELROSE PARK  
Ordinance No. 687  
1800 N 5<sup>TH</sup> AVE  
Address of Property  
D.A.  
Approved 10-13-20  
Date

S  
D  
S  
SC  
INDP

First American Title-NCS Milwaukee  
NCS-950252-MKE

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Dated this 13th day of October, 2020

Maywood Realty Company LLC,  
a Delaware limited liability company

By: *DNF*  
Name: Nicholas Firth  
Its: Executive Director

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nicholas Firth, Executive Director of Maywood Realty Company LLC, a Delaware limited liability company 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth

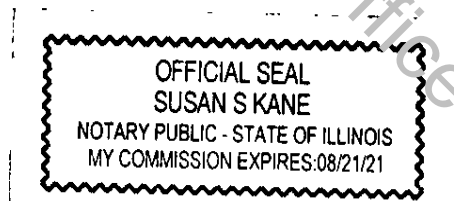
Given under my hand and official seal this 13 day of October, 2020.

My commission expires August 21, 2021

*Susan S Kane*  
Notary Public

EXEMPT UNDER REAL ESTATE TRANSFER  
TAX LAW 35 ILCS 200/31-45 SUB PAR. E.

*DNF*  
Nicholas Firth



**Send Subsequent Tax Bills To:**  
Chariot Logistics Park Owners'  
Association, Inc.  
9500 Bryn Mawr, Suite 600  
Rosemont, IL 60018  
Attn: Julie Gately

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## EXHIBIT A

### LEGAL DESCRIPTION OF STORMWATER MANAGEMENT PARCELS

Lots 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 Number 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.

Address of the Property: Vacant lots on the east and west side of 5th Avenue, south of North Avenue, Melrose Park, Illinois

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

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

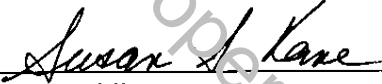
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

GRANTOR OR AGENT:

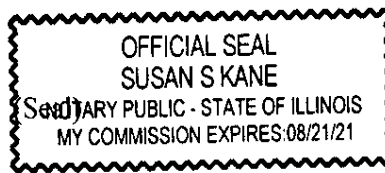
Dated: October 13, 2020

  
\_\_\_\_\_  
Nicholas Firth

Subscribed and sworn to before me this 13 day of October, 2020

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

My Commission Expires: 8/21/21



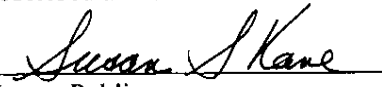
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

GRANTEE OR AGENT:

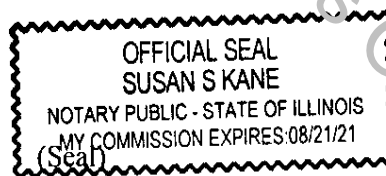
Dated: October 13, 2020

  
\_\_\_\_\_  
Nicholas Firth

Subscribed and sworn to before me this 13 day of October, 2020

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



My Commission Expires: 8/21/21



**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 ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)**

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REAL ESTATE TRANSFER TAX	21-Jan-2021
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00
15-02-101-001-0000   20201001625794   1-554-141-200	