

UNOFFICIAL COPY

UPON RECORDING RETURN & MAIL SUBSEQUENT TAX BILLS TO:

Halle Properties, L.L.C.
20225 North Scottsdale Road
Scottsdale, AZ 85251
Attn: Real Estate Department

PREPARED BY:

Catherine Van Duys, Esq.
Polsinelli, PC
150 North Riverside Plaza, Suite 3000
Chicago, IL 60606



Doc# 2105019064 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/19/2021 03:23 PM PG: 1 OF 5

The above space for recorders use only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 12th day of FEBRUARY, 2021, between GW MELROSE PARK LLC, an Illinois limited liability company ("Grantor"), and HALLE PROPERTIES, L.L.C., an Arizona limited liability company ("Grantee");

WITNESSETH, that for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit A attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple, subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit B attached hereto and made a part hereof. Grantor does hereby warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. The terms "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

[Signature Page Follows]

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

GRANTOR:

GW MELROSE PARK LLC,
an Illinois limited liability company

By: *Mitchell Goltz*
Name: Mitchell Goltz
Title: Authorized Signatory

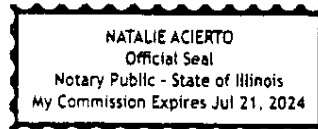
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Natalie Acierito a notary public in and for said County, in the State aforesaid, do hereby certify that Mitchell Goltz personally known to me to be the Authorized Signatory of GW Melrose Park LLC, an Illinois 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 severally acknowledged that as such manager of such corporation, he signed and delivered the said instrument pursuant to authority given by the governing documents of such corporation, as his free and voluntary act and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 19 day of January, 2021.

Natalie Acierito
Notary Public

My Commission expires: 7/21/2024



UNOFFICIAL COPY



EXHIBIT A

LEGAL DESCRIPTION

LOT 3 IN MAYWOOD PARK RETAIL DEVELOPMENT SUBDIVISION, 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, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 24, 2020 AS DOCUMENT 2035919082, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX INDEX NUMBER: PART OF 15-02-100-017-0000

ADDRESS: 550 North Avenue, Melrose Park, Illinois 60160

REAL ESTATE TRANSFER TAX		17-Feb-2021	
		COUNTY:	750.00
		ILLINOIS:	1,500.00
		TOTAL:	2,250.00
15-02-100-017-0000	20210101612739	2-138-229-775	

VILLAGE OF MELROSE PARK
Certificate of Compliance
TRANSFER STAMP
Ordinance No. 687
550 w. North ave
Address of Property
MAI 9/22/20
Approved Date

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2020, 2021 and subsequent years, a lien not yet due and payable.
2. Terms and provisions of a No Further Remediation Letter recorded March 17, 2017 as document 1707629056.
3. Declaration of Covenants, Conditions, Restrictions, Reservations and Easements recorded March 6, 2019 as document 1906545031, and the terms and provisions thereof, as amended by that certain First Amendment to Declaration of Covenants, Conditions, Restrictions, Reservations, and Easements recorded January 21, 2021 as document 2102113036, and Partial Release of Declaration of Covenants, conditions, Restrictions, Reservations and Easements recorded January 21, 2021 as document 2102113037.
4. An Ordinance (No. 2251) Approving an Annexation Agreement for the Maywood Park Redevelopment for the Village of Melrose Park, County of Cook, State of Illinois, recorded March 27, 2019 as document 1908647018, and the terms, provisions and conditions contained therein.
5. An Ordinance (No. 2258) Annexing Certain Property to the Village of Melrose Park, recorded May 28, 2019 as document 1914816050.
6. Public utility and drainage easements, and the easement provisions and grantees as set forth on Plat of Easement for Maywood Park Development recorded May 28, 2019 as document 1914816051.
7. Terms, provisions and conditions contained in Plat of Easement for Maywood Park Development recorded August 30, 2019 as Document No. 1924206034.
8. Information and disclosures contained in Environmental Disclosure Document for Transfer of Real Property recorded November 13, 2019 as document 1931706185, including the fact that some violation of environmental protection laws may have occurred which may affect the land. Note: The foregoing is provided for informational purposes only, as the document appears of record and includes a description of the land or a part thereof.
9. Information and disclosures contained in Environmental Disclosure Document for Transfer of Real Property recorded December 05, 2019 as document 1933910036, including the fact that some violation of environmental protection laws may have occurred which may affect the land. Note: The foregoing is provided for informational purposes only, as the document appears of record and includes a description of the land or a part thereof.

UNOFFICIAL COPY

10. Easements for public utilities and drainage, easement provisions, IDOT access notes and other matters as set forth on the Plat of Maywood Park Retail Development Subdivision recorded December 24, 2020 as document 2035919082.
11. Declaration of Easements, Covenants, Conditions and Restrictions recorded 2-19, 2021 as document 2105019063, and the terms and provisions thereof.
12. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
13. The following matters as shown on that ALTA/NSPS Land Title Survey prepared by John P. Casucci, PLS 035003143 of raSmith, dated August 22, 2019, last revised February 11, 2021 and designated as Job No. 167942:
 - (A) Storm sewer per previous survey crosses into the Southwestern portion of the Land;
 - (B) Concrete wall crosses onto the Northeastern portion of the Land;
 - (C) Fence blocks access to West North Avenue.

Property of Cook County Clerk's Office