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2108247837D

Doc# 2108247837 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/23/2021 03:34 PM PG: 1 OF 4

**TAX BILL TO, RECORDING
REQUESTED BY AND WHEN
RECORDED RETURN TO:**

FCPT Holdings, LLC
591 Redwood Highway, Suite 3215
Mill Valley, California 94941
Attn: Acquisitions Coordinator

(Space Above This Line for Recorder's Use)

SPECIAL WARRANTY DEED

For the consideration of Ten and No/100 Dollars (\$10.00), and other valuable considerations, **GW Melrose Park LLC**, an Illinois limited liability company ("Grantor"), hereby conveys to **FCPT Holdings, LLC**, a Delaware limited liability company ("Grantee"), the following described real property situated in Cook County, Illinois, together with all rights and privileges appurtenant thereto:

See legal description set forth in **Exhibit A** attached and incorporated by this reference (the "Property").

together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting properties; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

SUBJECT TO the liens of taxes and assessments not yet due and payable, easements and restrictions of public record, easements visible upon the Property.

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Grantor warrants the title to the Property against all acts of the Grantor herein and no other.

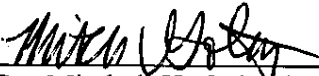
Dated this ^{18th} day of MARCH, 2021.
_{as of}

GRANTOR:

GW MELROSE PARK LLC

By: GW Property Group, LLC – Series 88

By: The Mitchell Goltz Living Trust Dated
June 11, 2014, its Member


By: Mitchell H. Goltz, its Trustee

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STATE OF IL)
COUNTY OF Cook) SS:

This instrument was acknowledged and executed before me this 25 day of February, 2021, by Mitch Goltz.



Natalie Acierito
Notary Public

My Commission Expires: 7/21/2024

Prepared by:

Northstone Law LLC
Attn: Animesh K. Ravani, Esq.
1016 W. Jackson Blvd., Suite 509
Chicago, IL 60607

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EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

LOT 1

PARCEL 1:

LOT 1 IN FINAL PLAT OF SUBDIVISION OF MAYWOOD PARK RETAIL DEVELOPMENT SUBDIVISION, BEING A SUBDIVISION IN 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 ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 24, 2020 AS DOCUMENT 2035919082.

PARCEL 2:



TOGETHER WITH THAT NON-EXCLUSIVE EASEMENT FOR USE OF AND DRAINAGE OF STORMWATER AS SET FORTH IN THAT DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS DATED FEBRUARY 14, 2019 AND RECORDED MARCH 5, 2019 AS DOCUMENT NO. 1906545031.

PARCEL 3:

TOGETHER WITH THAT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED FEBRUARY 12, 2021 AND RECORDED FEBRUARY 19, 2021 AS DOCUMENT NO. 2105019063.

Commonly known address: 640 North Avenue, Melrose Park, Illinois 60160

Permanent Index Number(s): 15-02-100-017-0000

REAL ESTATE TRANSFER TAX		CERTIFICATE	
		COUNTY:	1,158.00
		ILLINOIS:	2,316.00
		TOTAL:	3,474.00
15-02-100-017-0000		20210301668030	1-211-380-240

VILLAGE OF MELROSE PARK
Certificate of Compliance
TRANSFER STAMP
Ordinance No. 687

640 W NORTH AVE

Address of Property

D.A. 3-16-21

Approved

Date