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STC-1222133 143
This instrument was prepared by:

**Calvin Bernstein
Samuels and Bernstein
484 Central Avenue, Suite 202
Highland Park, Illinois 60035**

**Send Tax Bill To:
Angela Giterman and Michael
Giterman
1279 Gateway Court
Northbrook, IL 60062**

Doc#: 2113739122 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2021 09:19 AM Pg: 1 of 5

Dec ID 20210501617609
ST/CO Stamp 0-938-336-528 ST Tax \$699.00 CO Tax \$349.50

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Indenture, made on the 4th day of May, 2021 between GATEWAY NORTHBROOK OWNER, LLC ("Grantor"), and Angela Giterman and Michael Giterman, not as tenants in common, not as joint tenants, but in tenancy by the entirety (collectively "Grantee"), whose address is 1279 Gateway Court, Northbrook, Illinois 60062.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantees, FOREVER, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, either at law or in equity of, in and to the above-described real estate.

TO HAVE AND TO HOLD the said real estate as described above, with the appurtenances, unto the Grantees, in fee simple forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantees and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor WILL WARRANT AND DEFEND, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on Exhibit B attached hereto.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

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GRANTOR:

GATEWAY NORTHBROOK OWNER, LLC, a Delaware limited liability company

By: MSCJC-Gateway, LLC, an Illinois limited liability company, its Manager

By: Melrose State Capital, LLC, an Illinois limited liability company, its Managing Member

By: Adam B. Chez
Adam B. Chez, its Manager

Property of Cook County Clerk's Office

Send Recorded Deed To:
~~Mr. Gene Meltzer, Esq.~~
~~Meltzer Law Group~~
~~3100 Dundee Road, Suite 915~~
~~Northbrook, Illinois 60062~~

MICHAEL GUTERMAN
1279 GATEWAY CT
NORTHBROOK IL 60062

REAL ESTATE TRANSFER TAX

11-May-2021

		COUNTY:	349.50
		ILLINOIS:	699.00
		TOTAL:	1,048.50

04-10-320-062-0000 | 20210501617609 | 0-838-336-528

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

PARCEL 1:

LOT 62, IN GATEWAY BEING A SUBDIVISION IN THAT PART OF THE WEST HALF OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 06, 2018 AS DOCUMENT 1809629036, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND EASEMENTS DATED NOVEMBER 14, 2019 AND RECORDED NOVEMBER 15, 2019 AS DOCUMENT NUMBER 1931913113

Property address: 1279 Gateway Court
Northbrook, IL 60062

PIN # 04-10-320-062-0000

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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006UN - ALTA Commitment For Title Insurance (8/1/16)



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EXHIBIT B

Grantor hereby grants to the grantee, its successors, heirs and assigns, all rights and easements as set forth in the Declaration of Party Walls Rights, Covenants, Conditions, Restrictions and Easement dated November 14, 2019 and recorded on November 15, 2019 as document number 1931913113 for the benefit of said land, and grantor hereby reserves to itself, its successors, heirs or assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land set forth therein.

This deed is subject to all rights, easements covenants, restrictions and reservations contained in said declaration the same as through the provision of said declaration were recited and stipulated at length herein.

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