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Doc# 2122319035 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/11/2021 02:16 PM PG: 1 OF 8

PREPARED BY:

JACK L. PARRINO
THOMPSON COBURN LLP
55 EAST MONROE STREET, 37TH FLOOR
CHICAGO, IL 60603

WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE CO - NCS DIV
ONE EAST WASHINGTON STREET, SUITE 450
PHOENIX, AZ 85004
ATTN: KELLI VOS
(602)343-7572

TITLE NO.: 21011139DK

ESCROW NO.: Z2136482-KJV

MASTER Z2136479

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

UNOFFICIAL COPY**Prepared By:**

Jack L. Parrino
 Thompson Coburn LLP
 55 East Monroe Street, 37th Floor
 Chicago, Illinois 60603

After recording return to:

Fidelity National Title Insurance Company
 1 East Washington Street, Suite 450
 Phoenix, AZ 85004
 Attn: Kelli Ves

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 30th day June, 2021, by **NT CAPUTO REAL ESTATE, LLC**, an Illinois limited liability company ("**Grantor**"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents hereby GRANTS, BARGAINS, SELLS AND CONVEYS to **STORE MASTER FUNDING VII, LLC**, a Delaware limited liability company, whose address is 8377 E. Hartford Drive, Suite 100, Scottsdale, Arizona 85255 ("**Grantee**"), forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See **Exhibit A** attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors and assigns, that during the period of time that Grantor held fee simple title to the Premises, 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 set forth as "Permitted Title Exceptions" on **Exhibit B** attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor WILL WARRANT AND DEFEND, the premises for the period of time that Grantor held fee simple title to the premises against all persons lawfully claiming by, through or under the Grantor, but none otherwise.

[Signatures begin on next page]

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IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed as of the date set forth above.

GRANTOR:

NT CAPUTO REAL ESTATE, LLC,
an Illinois limited liability company

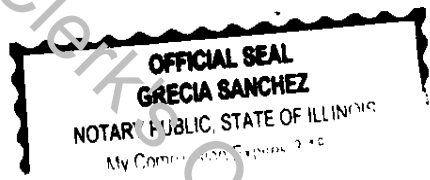
By: [Signature]
Name: Natale Caputo
Title: Manager

STATE OF IL)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for the State of Illinois, DO HEREBY CERTIFY, that Natale Caputo the Manager of NT CAPUTO REAL ESTATE, LLC, an Illinois 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/she signed, sealed, and delivered the foregoing instrument as the Grecia Sanchez of NT CAPUTO REAL ESTATE, LLC, an Illinois limited liability company, and as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28 day of June, 2021.

[Signature]
Notary Public



Send Future Tax Bills To:

Wiscon Corp.
2050 15th Avenue
Melrose Park, IL 60160
Attn: Natale Caputo

REAL ESTATE TRANSFER TAX		11-Aug-2021
	COUNTY:	2,882.75
	ILLINOIS:	5,765.50
	TOTAL:	8,648.25
12-34-404-031-0000 20210801633837 0-501-032-720		

VILLAGE OF MELROSE PARK
Certificate of Compliance
TRANSFER STAMP
Ordinance No. 687
1953 N. 15th ave
Address of Property
MAI 6/28/21
Approved Date

units
A+B
VILLAGE OF MELROSE PARK
Certificate of Compliance
TRANSFER STAMP
Ordinance No. 687
1945 N. 15th ave
Address of Property
MAI 6/28/21
Approved Date

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Common Addresses: 1945 N. 15th Avenue, Melrose Park, IL 60160
 1951-1953 N. 15th Avenue, Melrose Park, IL 60160

Permanent Index Numbers: 12-34-404-035-0000, 12-34-404-031-0000, 12-34-404-032-0000

1945 N. 15th Avenue, Melrose Park, IL 60160

PARCEL 1:

THAT PART OF LOTS 4, 7 AND 8 IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWN OF LEYDEN, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF LOT 4, WHICH POINT IS 100 FEET SOUTH OF THE NORTH LINE OF LOT 4; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF LOT 4 TO A POINT WHICH IS MIDWAY BETWEEN THE EAST LINE OF 15TH AVENUE AND THE WEST LINE OF GEORGE STREET; THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT WHICH IS MIDWAY BETWEEN THE EAST LINE OF 15TH AVENUE AND THE WEST LINE OF GEORGE STREET ON A LINE 241 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 4; THENCE WESTERLY ALONG A LINE 241 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 4 TO THE WEST LINE OF LOT 4; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 4 TO THE PLACE OF BEGINNING;

PARCEL 2:

THAT PART OF LOT 4 AND LOT 8 IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWN OF LEYDEN, COUNTY OF COOK AND STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF LOT 4, WHICH POINT IS 241 FEET SOUTH OF THE NORTH LINE OF LOT 4; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF LOT 4 TO A POINT WHICH IS MIDWAY BETWEEN THE EAST LINE OF 15TH AVENUE AND THE WEST LINE OF GEORGE STREET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WEST LINE OF LOT 4, 24 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF LOT 4 TO THE WEST LINE OF LOT 4; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 4, 24 FEET TO THE POINT OF BEGINNING

Common Address: 1945 N. 15th Avenue, Melrose Park, IL 60160
 Permanent Index Number: 12-34-404-035-0000

1951-1953 N. 15th Avenue, Melrose Park, IL 60160

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PARCEL 1:

THAT PART OF LOTS 4, 6 AND 7 IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTHERLY 100.00 FEET ALONG THE WEST LINE OF SAID LOT 4; THENCE EASTERLY 199.01 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 4 TO A LINE PARALLEL WITH AND 134.50 FEET WEST OF THE DIVISION LINE MIDWAY BETWEEN THE EAST LINE OF 15TH AVENUE AND THE WEST LINE OF GEORGE STREET AS SHOWN ON PLAT OF SAID SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34; THENCE NORTHERLY 100.00 FEET ALONG SAID PARALLEL LINE TO A POINT 199.08 FEET EAST OF THE POINT OF BEGINNING, AS MEASURED ALONG THE NORTH LINE AND EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 4; THENCE WESTERLY 199.08 FEET ALONG SAID PROLONGED LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

THAT PART OF LOTS 6 AND 7 IN THE SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 4 OF SAID SUBDIVISION; THENCE SOUTHERLY 100.00 FEET ALONG THE WEST LINE OF SAID LOT 4; THENCE EASTERLY 199.01 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY 134.50 FEET ALONG SAID PARALLEL LINE TO A DIVISION LINE MIDWAY BETWEEN THE EAST LINE OF 15 AVENUE AND THE WEST LINE OF GEORGE STREET AS SHOWN IN THE PLAT OF SAID SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE NORTHERLY 100.00 FEET ALONG SAID DIVISION LINE TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 4, SAID PROLONGED LINE ALSO BEING 8.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6; THENCE WESTERLY 134.50 FEET WEST OF THE AFORESAID DIVISION LINE; THENCE SOUTHERLY 100.00 FEET PARALLEL WITH SAID DIVISION LINE, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

Common Address: 1951-1953 N. 15th Avenue, Melrose Park, IL 60160
Permanent Index Number: 12-34-404-031-0000, 12-34-404-032-0000

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EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1945 N. 15th Avenue, Melrose Park, IL 60160

1. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
2. Taxes for the 2nd installment tax year 2020 and subsequent taxes not due and payable.
3. Rights of the public, municipality and the adjoining owners in and to the west 25 feet of land taken or used for 15th avenue.
5. Easement over the South 10 feet of the North 23 feet of the Land for the purpose of installing and maintaining all equipment necessary to serve the Subdivision and other Land with gas service, together with right of access to said equipment as created by Grant to Northern Illinois Gas Company and its respective successors and assigns and as shown on the Plat of Subdivision recorded January 17, 1966 as document 19711941 and re-recorded February 17, 1966 as document 19742847. (Affects Parcel 2)

1951-1953 N. 15th Avenue, Melrose Park, IL 60160

1. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
2. Taxes for the 2nd installment tax year 2020 and subsequent taxes not due and payable.
3. Utility easement along South Line of Land as disclosed by utility Poles and aerial wires depicted on survey made by Schlof-Sidig and Associates Inc., dated August 31, 1987 order JN-65179.
4. Encroachment of fence located mainly on the Land over and onto Land North and adjoining by various points ranging from 1.26 feet to 1.90 feet North as disclosed by survey noted above.
5. Document number: 0707955301. Date of recording: March 20, 2007 (Affects Parcel 2)
6. Access, Park and maintenance easement agreement in favor recorded/filed October 22, 2003 as Document No. 0329550134 affecting the Land, and the terms and provisions contained therein. (Affects Parcel 2)
7. An encroachment of the metal fence situated on said land into or onto the adjoining land on the north up to 1.0 Foot, as disclosed by survey dated May 14, 2021 and last revised May 18, 2021 by Sarko Surveying, Inc. as job number 20210959-001.

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8. An encroachment of the metal fence situated on said land into or onto the adjoining land on the west up to 0.6 feet, as disclosed by survey dated May 14, 2021 and last revised May 18, 2021 by Sarko Surveying, Inc. as job number 20210959-001.

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

STORE Master
Funding VII, LLC

Erin Leatham, being duly sworn on oath, states that _____ resides
at 8377 E. Hartford Dr., #100, Scottsdale, AZ 85255. 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 of 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 _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Handwritten Signature]
Erin Leatham, Escrow Agent

SUBSCRIBED AND SWORN TO before me

this 23 day of July, 2021.

[Handwritten Signature]
Notary Public



KELLI J. VOS
Notary Public - Arizona
Maricopa Co. / #586972
Expires 09/15/2024