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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/11/2021 02:19 PM PG: 1 OF 7

**PREPARED BY:**

JACK L. PARRINO  
THOMPSON COBURN LLP  
55 EAST MONROE STREET, 37<sup>TH</sup> 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.:** 21011137DK

**ESCROW NO.:** Z2136480-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, 37<sup>th</sup> Floor  
 Chicago, Illinois 60603

**After recording return to:**

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

(Above Space for Recorder's use only)

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made as of this 30th day June, 2021, by **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:**

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

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

By: Caputo  
Name: Pasquale 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 and Pasquale Caputo, the Managers of 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 Greia Sanchez of 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 15<sup>th</sup> Avenue  
Melrose Park, IL 60160  
Attn: Natale Caputo

VILLAGE OF MELROSE PARK  
Certificate of Compliance  
TRANSFER STAMP  
Ordinance No. 687  
1931-1935 N. 15<sup>th</sup> Ave  
Address of Property  
MAE 6/28/21  
Approved Date

REAL ESTATE TRANSFER TAX		11-Aug-2021
COUNTY:		2,502.50
ILLINOIS:		5,005.00
TOTAL:		7,507.50

12-34-404-036-0000 | 20210801633778 | 1-524-442-895

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## EXHIBIT A TO SPECIAL WARRANTY DEED

### LEGAL DESCRIPTION

#### PARCEL 1:

THE EAST 72.75 FEET (MEASURED ON NORTH AND SOUTH LINES THEREOF) OF THAT PART OF LOT 7 AND LOT 8 IN AMLING'S 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, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF LOT 4 AFORESAID, WHICH POINT IS 241.0 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 EAST LINE OF 15TH AVENUE AND WEST LINE OF GEORGE STREET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WEST LINE OF LOT 4 TO THE SOUTH LINE OF LOT 8; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 8 TO THE EAST LINE OF LOT 4; THENCE NORTHERLY ALONG THE EAST LINE OF LOT 4, A DISTANCE OF 13.15 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 429.15 FEET OF LOT 4; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 429.15 FEET OF SAID LOT 4 TO THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE NORTH 24 FEET THEREOF) IN COOK COUNTY, ILLINOIS;

#### PARCEL 2:

THAT PART OF LOT 4 AND LOT 8 IN AMLING'S 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, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF LOT 4 AFORESAID, WHICH POINT IS 241.0 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 EAST LINE OF 15TH AVENUE AND WEST LINE OF GEORGE STREET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WEST LINE OF LOT 4 TO THE SOUTH LINE OF LOT 8; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 8 TO THE EAST LINE OF LOT 4; THENCE NORTHERLY ALONG THE EAST LINE OF LOT 4 A DISTANCE OF 13.15 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 429.15 FEET OF SAID LOT 4; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 429.15 FEET OF SAID LOT 4 TO THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THE EAST 72.75 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF AND EXCEPT THE NORTH 24 FEET, IN COOK COUNTY, ILLINOIS

Common Address: 1931 N. 15<sup>th</sup> Avenue, Melrose Park, IL 60160

Permanent Index Number: 12-34-404-036-0000

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ALSO DESCRIBED AS:

PART OF LOTS 4 AND 8, 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, VILLAGE OF MELROSE PARK, COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 00° 00' 00" WEST, 265.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 47' 23" EAST, 333.58 FEET; THENCE SOUTH 00° 00' 32" WEST, 242.25 FEET; THENCE NORTH 89° 47' 35" WEST, 159.65 FEET; THENCE NORTH 00° 07' 52" EAST, 13.17 FEET; THENCE NORTH 89° 47' 03" WEST, 173.93 FEET; THENCE NORTH 00° 00' 00" EAST, 229.07 FEET TO THE POINT OF BEGINNING.

PARCEL 3.

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY DEEDS DATED MARCH 23, 1966 AND RECORDED APRIL 15, 1966 AS DOCUMENTS 19797655 AND 19797656, AND RERECORDED JUNE 2, 1966 AS DOCUMENTS 19844564 AND 19844565, FROM FALBO BUILDING CORPORATION TO RICHARD J. ABRAHAMSON, AND RICHARD J. ABRAHAMSON TO SEARS BANK AND TRUST COMPANY, AN ILLINOIS CORPORATION, OF CHICAGO, ILLINOIS, ITS SUCCESSOR OR SUCCESSORS, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 23RD DAY OF MARCH, 1966, KNOWN AS TRUST NUMBER 700S54, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE LAND DESCRIBED IN SAID DEEDS.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY DEEDS DATED AUGUST 15, 1966 AND RECORDED SEPTEMBER 20, 1966 AS DOCUMENTS 19947767, 19947768, 19947769, 19947770, AND 19947771 FROM SEARS BANK AND TRUST COMPANY, AN ILLINOIS CORPORATION OF CHICAGO, ILLINOIS, AS TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST, DULY RECORDED AND DELIVERED TO SAID BANK IN PURSUANCE OF A TRUST AGREEMENT DATED THE 23RD DAY OF MARCH, 1966, AND KNOWN AS TRUST NUMBER 700854 TO ROGER LEWIS, AND ROGER LEWIS TO SEARS BANK AND TRUST COMPANY, AN ILLINOIS CORPORATION, OF CHICAGO, ILLINOIS, ITS SUCCESSOR OR SUCCESSORS, AS TRUSTEE UNDER THE PROVISIONS OF TRUST AGREEMENTS DATED THE 15TH DAY OF AUGUST 1960, AND KNOWN AS TRUST NUMBERS 120149, 120148, 120147, AND 120146 FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE LAND DESCRIBED IN SAID DEEDS.

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## EXHIBIT B TO SPECIAL WARRANTY DEED

### PERMITTED EXCEPTIONS

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 2<sup>nd</sup> 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.
4. Easement for ingress and egress as created in deeds recorded September 20, 1966 as document 19947767, 19947768, 19947769, 19947770 and 19947771.
5. Document number: 91488993 date of recording: September 20, 1991.
6. An encroachment of the sign situated on said Land into or onto the adjoining land on the West by 1.7 feet, as disclosed by survey dated May 14, 2021 last revised May 15, 2021 by Sarko Surveying Inc. as job number 20210959-001.
7. An encroachment of the sign situated on said Land into or onto the adjoining land on the West by 3.7 feet, as disclosed by survey dated May 14, 2021 last revised May 15, 2021 by Sarko Surveying Inc. as job number 20210959-001.
8. An encroachment of the fence situated on said Land into or onto the adjoining land on the South up to 1.4 feet, as disclosed by survey dated May 14, 2021 last revised May 15, 2021 by Sarko Surveying Inc. as job number 20210959-001.
9. An encroachment of the metal fence situated on said Land into or onto the adjoining land on the West up to 4.4 feet, as disclosed by survey dated May 14, 2021 last revised May 15, 2021 by Sarko Surveying Inc. as job number 20210959-001.
10. An encroachment of the chain link fence situated on said Land into or onto the adjoining land on the South up to 2.5 feet, as disclosed by survey dated May 14, 2021 last revised May 15, 2021 by Sarko Surveying Inc. as job number 20210959-001.

