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1316530 1/2 S.H.

This instrument was prepared by:

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

**Send Tax Bill To:
The Beverly Ann Greenberg
Revocable Trust, dated November
24, 2003
1289 Gateway Court
Northbrook, IL 60062**

Doc#: 2123028042 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/18/2021 09:34 AM Pg: 1 of 5

Dec ID 20210801626568
ST/CO Stamp 2-080-642-832 ST Tax \$761.00 CO Tax \$380.50

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Indenture, made this 3rd day of August, 2021 between **GATEWAY NORTHBROOK OWNER, LLC** ("Grantor"), **The Beverly Ann Greenberg Revocable Trust, dated November 24, 2003** (collectively "Grantee"), whose address is 1289 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.

property address: 1289 Gateway Ct.
Northbrook, IL 60062

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 *MANAGER*
Adam B. Chez, its Manager

REAL ESTATE TRANSFER TAX		12-Aug-2021
		COUNTY: 380.50
		ILLINOIS: 761.00
		TOTAL: 1,141.50
C4-10-301-011-0000		20210801626568 2-080-642-832

Send Recorded Deed To:
DAN G. ROUSAKIS
Attorney at Law
7627 W. Lake Street - Suite 203
River Forest, Illinois 60305

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STATE OF ILLINOIS)
) SS.
 COUNTY OF LAKE)

I, Calvin A. Bernstein, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **Adam Chez**, personally known to me to be authorized representative of **GATEWAY NORTHBROOK OWNER, LLC** and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 3rd day of August, 2021.


 Calvin A. Bernstein

Notary Public

My Commission Expires:



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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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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1316530

Parcel 1:

Lot , 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.

PIN 04-10-301-011-0000

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