



\*2127457001D\*

Doc# 2127457001 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/01/2021 09:55 AM PG: 1 OF 4

SPECIAL WARRANTY DEED

Grantor, CENSUS PROPERTY MANAGEMENT COMPANY, an Illinois corporation, conveys and specially warrants to Grantees, FLT MELROSE PARK-LAKEWOOD, LLC, a Delaware limited liability company, as to an undivided 43% interest, and FLT MELROSE PARK-PARKWAYS, LLC, a Delaware limited liability company, as to an undivided 57% interest, as tenants in common, the real property described on the attached Exhibit A,

Commonly known as:

- 2311 N. Manheim Road, Melrose Park, Illinois, 60164 (Parcel 1)
- 2311 Belden Avenue, Melrose, Park, Illinois, 60164 (Parcel 2)
- 10310 Belden Avenue, Melrose Park, Illinois, 60164 (Parcel 3)

- PINS:
- 12-33-108-001-0000 (Parcel 1)
  - 12-33-108-012-0000 (Parcel 2)
  - 12-33-108-011-0000 (Parcel 3)

which description by this reference is hereby incorporated herein as if set forth in full, free of encumbrances created or suffered by the Grantor, except as specifically set forth on the attached Exhibit B, which exception by this reference is hereby incorporated herein as if set forth in full.

DATED this 29<sup>th</sup> day of September, 2021.

CENSUS PROPERTY MANAGEMENT COMPANY

By: *Fiore D'Orazio*  
Fiore D'Orazio,  
Its President

5851 55888 FT 0296012 IT 2021

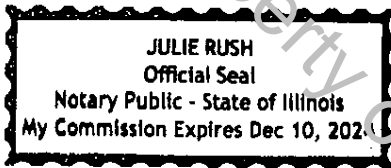
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that FIORE D’ORAZIO, 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 signed, sealed, and delivered the said instrument in his capacity as the President of Census Property Management Company, as his free and voluntary act and as the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28 day of September, 2021.



Julie Rush  
Notary Public

My commission expires on December 10, 2024

### MUNICIPAL TRANSFER STAMP

[The property is not annexed to the Village of Melrose Park. It is in unincorporated Cook County.]

### COOK COUNTY/ILLINOIS TRANSFER STAMPS

### NAME AND ADDRESS OF PREPARER:

Douglas E. Heathcock  
Heathcock Law LLC  
19201 S. LaGrange Road, Suite 203  
Mokena, Illinois 60448

### AFTER RECORDING, MAIL TO:

FLT Melrose Park-Lakewood, LLC  
FLT Melrose Park-Parkways LLC  
2082 Michelson Drive, 4<sup>th</sup> Floor  
Irvine, CA 92612  
ATTN: Legal Dept.

### MAIL TAX STATEMENTS TO:

FLT Melrose Park-Lakewood, LLC  
FLT Melrose Park-Parkways LLC  
2082 Michelson Drive, 4<sup>th</sup> Floor  
Irvine, CA 92612  
ATTN: Shelly Sanders

### REAL ESTATE TRANSFER TAX

01-Oct-2021



COUNTY:	735.00
ILLINOIS:	1,470.00
TOTAL:	2,205.00

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## EXHIBIT A

### Legal Description

#### PARCEL 1:

LOT 8 IN FREDERICK H. BARTLETTS FULLERTON AVENUE FARMS, BEING A SUBDIVISION OF THE NORTH ½ OF THE NORTHWEST ¼ (EXCEPT THE EAST 20 ACRES AND EXCEPT THE EAST 3 ACRES OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHWEST ¼ OF SAID NORTHWEST ¼) OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE WEST ½ OF THE NORTH ½ OF LOT 41 IN F.H. BARTLETTS FULLERTON AVENUE FARMS, BEING A SUBDIVISION OF THE NORTH ½ OF THE NORTHWEST ¼ (EXCEPT THE EAST 20 ACRES THEREOF, AND ALSO EXCEPT THE EAST THREE ACRES OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHWEST ¼ OF SAID NORTHWEST ¼) OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

THE EAST ½ OF THE NORTH ½ OF LOT 41 IN FREDERICK H. BARTLETTS FULLERTON AVENUE FARMS, BEING A SUBDIVISION OF THE NORTH ½ OF THE NORTHWEST ¼ (EXCEPT THE EAST 20 ACRES THEREOF AND ALSO EXCEPT THE EAST 3 ACRES OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHWEST ¼ OF SAID NORTHWEST ¼) OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B

### Permitted Exceptions

1. Taxes for 2021 and subsequent years that are not yet due and payable.
2. Rights of parties in possession as tenants with no right of refusal or option to purchase.
3. A building set-back line, as shown on the Plat of Subdivision recorded as document no. 12013435, over the Northerly 25 feet of Parcels 2 and 3.
4. Easement for public utilities and ingress and egress, and the easement provisions and grantees as set forth on the Plat of Subdivision recorded as document no. 12013435, over the Easterly 20 feet of Parcel 1.
5. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
6. Rights of the public and quasi-public utility company to maintain the overhead wires located on Parcels 2 and 3 as depicted on the survey prepared by JLH Land Surveying Inc., No. 21-687-102, dated July 16, 2021, and the right of access thereto.
7. All matters disclosed by the ALTA Survey prepared by JLH Land Surveying, Inc., No. 21-687-102, dated July 16, 2021.