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Doc#: 2208804030 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/29/2022 07:23 AM Pg: 1 of 11

Dec ID 20220301642688

ST/CO Stamp 1-506-270-608 ST Tax \$6,500.00 CO Tax \$3,250.00

This document prepared by:

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Dykema Gossett PLLC
10 S. Wacker Drive
Suite 2300
Chicago, IL 60606

After recording return to:

Kostas L. Cios, Esq.
Stotis & Baird Chartered
200 W. Jackson Blvd., S-1050
Chicago, IL 60606

2129355

PRAIRIE TITLE

**6821 W. NORTH AVE.
OAK PARK, IL 60302**

Above This Line Reserved for Official Use Only

SPECIAL WARRANTY DEED

THE GRANTOR, NMC GROVE MELROSE, LLC, a Delaware limited liability company, NMC MELROSE PARK II, LLC, a Delaware limited liability company, MELROSE PARK EQUITY, LLC, a Delaware limited liability company, and MELROSE PARK INVESTMENTS, LLC, a Delaware limited liability company, as tenants in common (collectively, "Grantor"), each of the City of Woodland Hills, County of Los Angeles, State of California, for and in consideration of \$10.00 and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain and sell to 950 NORTH DB LLC, an Illinois limited liability company, as to an undivided fifty percent (50%) interest, 950 NORTH BT LLC, an Illinois limited liability company, as to an undivided twenty-five percent (25%) interest, and 950 NORTH TT LLC, an Illinois limited liability company, as to an undivided twenty-five percent (25%) interest (collectively, "Grantee"), each of 950 W. North Avenue, Melrose Park, Illinois 60160, not in joint tenancy, but as tenants in common, the following real estate, together with all improvements located thereon, in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO

SUBJECT only to the Permitted Encumbrances set forth on Exhibit B attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's successors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said premises against all claims by, through or under Grantor, but not otherwise.

(SIGNATURE PAGE FOLLOWS)

UNOFFICIAL COPY

NMC MELROSE PARK II, LLC,
a Delaware limited liability company

By: NewMark Merrill Companies, Inc.,
a California corporation

Its: Manager

By: 
Name: Sanford D. Sigal
Its: President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On March _____, 2022, before me, _____, Notary Public, personally appeared Sanford D. Sigal, as President of NewMark Merrill Companies, Inc., a California corporation, as Manager of NMC Melrose Park II, LLC, a Delaware limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

[Seal]

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

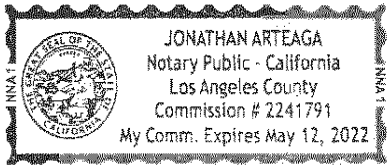
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On 03/16/22 before me, Jonathan Arteaga, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Sanford David Sigal
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) State subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed Document Date: 03/16/22
 Number of Pages: 41 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Sanford D. Sigal
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: _____

UNOFFICIAL COPY

MELROSE PARK EQUITY, LLC,
a Delaware limited liability company

By: Maxxam Enterprises, L.P.,
a California limited partnership
Its: Manager/Managing Member

By: Amazon Properties, LLC,
a California limited liability company
Its: General Partner

By: 
Name: Michael Soroudi
Its: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) *Please see attached*
) *CA All Purpose Acknowledgment*
COUNTY OF _____)

On March _____, 2022, before me, _____, Notary Public, personally appeared Michael Soroudi, as Manager of Amazon Properties, LLC, a California limited liability company, as General Partner of Maxxam Enterprises, L.P., a California limited partnership, as Manager/Managing Member of Melrose Park Equity, LLC, a Delaware limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

[Seal]

UNOFFICIAL COPY

ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document

State of California }SS

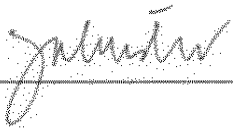
County of Los Angeles }SS

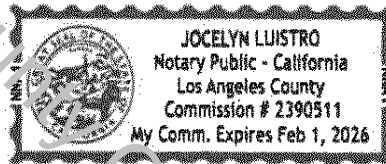
On March 14, 2022 before me, Jocelyn Luistro, Notary Public
(here insert name and title of the officer)
personally appeared, Michael Serodi

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal

Signature 



(SEAL)

[Special Warranty Deed]

UNOFFICIAL COPY

MELROSE PARK INVESTMENTS, LLC,
a Delaware limited liability company

By: Winston Investment Group, LLC,
a Delaware limited liability company
Its: Manager

By: Summit View Holdings, LLC,
a California limited liability company
Its: Managing Member

By: _____
Name: Michael Soroudi
Its: Co-Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF _____)

*Please see attached
OA All Purpose Acknowledgment*

On March _____, 2022, before me, _____, Notary Public, personally appeared Michael Soroudi, as Co-Manager of Summit View Holdings, LLC, a California limited liability company, as Managing Member of Winston Investment Group, LLC, a Delaware limited liability company, as Manager of Melrose Park Investments, LLC, a Delaware limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

[Seal]

UNOFFICIAL COPY

ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document

State of California }SS

County of Los Angeles }SS

On March 10, 2022 before me, Jocelyn Luistro, Notary Public
(here insert name and title of the officer)
personally appeared, Michael Sorondi

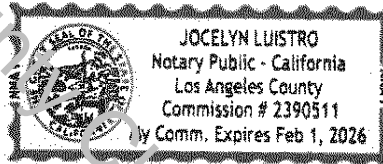
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal

Signature _____

[Handwritten Signature]



(SEAL)

[Special Warranty Deed]

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SEND SUBSEQUENT TAX BILLS TO:

950 North DB LLC
c/o Cermak Fresh Market
4605 W. Cermak Road
Cicero, Illinois 60804

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description

LOT 1 IN NEWMARK WINSTON PLAZA SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2021 AS DOCUMENT NUMBER 2121516018, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:

950 Winston Plaza, Melrose Park, IL 60160

PERMANENT INDEX NUMBERS:

15-03-211-008-0000 (Affects part of the land and other property)

15-03-211-009-0000 (Affects part of the land and other property)

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EXHIBIT B

Permitted Encumbrances

SUBJECT TO THE FOLLOWING:

1. REAL ESTATE TAXES FOR THE YEAR 2021-2ND INSTALLMENT, THE YEAR 2022 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.
2. ANY LIENS, CLAIMS, ENCUMBRANCES OR EXCEPTIONS TO TITLE ARISING FROM OR OTHERWISE DUE TO ANY ACTS OR OMISSIONS OF GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS.
3. CONSEQUENCES OF THE MEANDERING OF SILVER CREEK.
4. RIGHTS, IF ANY, OF ADJOINING OWNERS IN AND TO SO MUCH OF THE LAND, IF ANY, AS MAY HAVE BEEN FORMED BY MEANS OTHER THAN NATURAL ACCRETIONS OR MAY BE COVERED BY THE WATERS OF SILVER CREEK.
5. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO, CONTAINED IN THE GRANT RECORDED OCTOBER 12, 1978 AS DOCUMENT 24668477.
6. TERMS AND PROVISIONS OF THE COVENANTS, CONDITIONS AND RECIPROCAL EASEMENT AGREEMENT DATED MARCH ____, 2022 AND RECORDED _____, 2022 AS DOCUMENT _____.

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