Doc#. 2208804030 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

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

Date: 03/29/2022 07:23 AIVI Pg. 1 01

Dec ID 20220301642688

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

This document prepared by:

Matthew S. Raczkowski, Esq. 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 6050

2129399 3

PRAIRIE TITLE 5/ 6821 W. NORTH AVE. OAK PARK, IL 60302

Above This Line Reserved for Official Use Only

SPECIAL WARRANTY DEED

THE GRANTOR, NMC GROVE ME POSE, LLC, a Delaware limited liability company, NMC MELROSE PARK II, LLC, a Delaware limited liability company, and MELROSE PARK INVESTMENTS, 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)

WITNESS the Grantor's hands this the	ay of March, 2022.
NMC GROVE MELROSE, LLC, a Delaware limited liability company	
By: NewMark Merrill Companies, Inc., a California corporation Its: Manager By: Name: Sanford D. Sigal Its: Fresident	VILLAGE OF MELROSE PARK Certificate of Compilance TRANSFER STAMP Ordinance No. 687 450 LUINSten Plaze Address of Property A3. Approved Date
_	ng this certificate verifies only the identity of the h this certificate is attached, and not the truthfulness,
STATE OF CALIFORNIA) COUNTY OF Los Angels) ss:	WLEDGMENT
California corporation, as Manager of NMC company, who proved to me on the basis of subscribed to the within instrument and acl	President of NewMark Merrill Companies, Inc., a C Grove Melrose, LLC, a Delaware limited liability satisfactory evidence to be the person whose name is knowledged to me that he executed the same in his are on the instrument the person, or the entity upon
I certify under PENALTY OF PERJURY foregoing paragraph is true and correct.	under the laws of the State of California that the
JONATHAN ARTEAGA Notary Public - California Los Angeles County Commission # 2241791 My Comm. Expires May 12, 2022	Signature of Notary Public
[Seal]	REAL ESTATE TRANSFER TAX 28-Mar-2022 COUNTY: 3,250.00 BLANOIS: 6,500.00

REAL ESTATE TRANSFER TAX

COUNTY: ILLINOIS: TOTAL:

15-03-211-008-0000

|20220301642688 | 1-506-270-608

9,750.00

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

ACKNO	WLEDGMENT	
STATE OF CALIFORNIA)	
COUNTY OF		
On March , 2022, before me,		, Notary Public,
personally appeared Sanford D. Sigal, as F California corporation, as Manager of NMC	Melrose Park □, LLC, a Delawa	re limited liability
company, who proved to me on the basis of s subscribed to the within instrument and ack authorized capacity, and that by his signatu behalf of which the person acted, executed the	nowledged to me that he execute re on the instrument the person of	ed the same in his
I certify under PENALTY OF PERJURY foregoing paragraph is true and correct.	under the laws of the State of C	Ca'ifornia that the
WITNESS my hand and official seal.		CO
•	Signature of Notary Public	
[Seal]		

CALIFORNIA ALL-PURPOSE ACKNOWLEDGME	ENT CIVIL CODE § 1189
A notary public or other officer completing this certificate document to which this certificate is attached, and not the transfer of the completion of the transfer of the certificate is attached.	
State of California)	
On 03/16/22 before me. Joh e-	than Antegy Notary Robic.
personally appeared Synford David	Here Insert Name and Title of the Officer
	Name(s) of Signer(s)
who proved to me on the basis of latisfactory even subscribed to the within instrument and acknowled his/her/their authorized capacity(ies), and that by his/hor the entity upon behalf of which the person(s) acted	ged to me that he same in er/their signature(s) on the instrument the person(s),
of	ertify under PENALTY OF PERJURY under the laws the State of California that the foregoing paragraph rue and correct.
WI	TNESS my hand and official seal.
JONATHAN ARTEAGA Notary Public - California Los Angeles County Commission # 2241791 My Comm. Expires May 12, 2022	gnature Signature of Notary Public
Diogram Carl Abaya	C/T/S
Place Notary Seal Above OPTIC	ONAL —
Though this section is optional, completing this inf fraudulent reattachment of this fo	
Description of Attached Document Title or Type of Document: Special Warmary Number of Pages: HT Signer(s) Other Than I	Deed Document Date: 03/6/22
Capacity(ies) Claimed by Signer(s) Signer's Name: Santona D- Sco □ Corporate Officer — Title(s): □ Partner — □ Limited □ General	Signer's Name: Corporate Officer — Title(s): Partne — Limited General
☐ Individual ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator ☐ Other: ☐ Signer Is Representing:	☐ Individual

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 hability company Its: General Partner By: Name: Michael Soroudi Its: Manager
A notary public or other of ites 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.

[Seal]

Signature of Notary Public

2208804030 Page: 6 of 11

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 11. 2022 before me, Jopensonally appeared, Michael Service	(here insert name and title of the officer)
who proved to me on the basis of satisfactory evid subscribed to the within instrument and acknowle his/her/their authorized capacity(ics), and that by person(s), or the entity upon behalf of which the p	dged to me that he/she/they executed the same in his/her/their signature(s) on the instrument the
I certify under PENALTY OF PERJURY under the true and correct.	ne laws of the State of California that the foregoing is
WITNESS my hand and official seal	JOCELYN LUISTRO Notary Public - California Los Angeles County Commission # 2390511 Ay Comm. Expires Feb 1, 2026
Signature	(SEAL)
	(SEAE)

[Special Warranty Deed]

	ROSE PARK INVESTMENTS, LLC, aware 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
	Name Michael Soroudi
	Its: Co-Manager
indivi	cary public or other of icer completing this certificate verifies only the identity of the dual who signed the document to which this certificate is attached, and not the truthfulness, acy, or validity of that document.
	ACKNOWLEDGMENT
STAT	E OF CALIFORNIA) C Mease see attached
COU	ACKNEWLEDGMENT FOR CALIFORNIA OA All Purpose Admousledgment NOTY OF Notory Public
persor Califo a Del Delaw the pe execur persor	hally appeared Michael Soroudi, as Co-Manager of Summit View Holdings, LLC, a mia limited liability company, as Manager of Melrose P. k Investment Group, LLC, a ware limited liability company, as Manager of Melrose P. k Investments, LLC, a ware limited liability company, who proved to me on the basis of satisfactory evidence to be a rson whose name is subscribed to the within instrument and acknowledged to me that he ted the same in his authorized capacity, and that by his signature on the instrument the nor the entity upon behalf of which the person acted, executed the instrument
	fy under PENALTY OF PERJURY under the laws of the State of California that the bing paragraph is true and correct.
WITN	IESS my hand and official seal.

Signature of Notary Public

[Seal]

2208804030 Page: 8 of 11

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 12 2022 personally appeared	_before me,	Joalyn Luis to Notary Public (here insert name and title of the officer)
subscribed to the within instruhis/her/their authorized capaci	ment and acknow ty(ies), and that	evidence to be the person(s) whose name(s) is/are wledged to me that he/she/they executed the same in by his/her/their signature(s) on the instrument the ne person(s) acted, executed the instrument.
I certify under PENALTY OF true and correct.	PERJURY unde	r the laws of the State of California that the foregoing is
WITNESS my hand and offici	al seal	
Signature Munico	<u> </u>	JOCELYN LUISTRO Notary Public - California Los Angeles County Commission # 2390511 ly Comm. Expires Feb 1, 2026
		(SEAL)

[Special Warranty Deed]

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

2208804030 Page: 10 of 11

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 NUMBER S:

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)

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 PIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO, CONTAINED IN THE GRANT RECORDED OCTOBER 12, 1978 AS DOCUMENT 24668477.

6.		IONS OF THE COVENANTS, CONDITIONS AND IENT AGREEMENT DATED MARCH , 2022 AND
	RECORDED	, 2022 AS DOCUMENT
		TSOFFICE