

# UNOFFICIAL COPY

Doc#: 2210818285 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/18/2022 01:36 PM Pg: 1 of 6

This instrument was prepared by:

Northstone Law LLC

Attn: Animesh K. Ravani, Esq.

1016 W Jackson Blvd., Ste 508-509

Chicago, Illinois 60607

Dec ID 20220401675119

ST/CO Stamp 1-081-095-056 ST Tax \$4,019.00 CO Tax \$2,009.50

After recordation, return original to:

Miller & Martin PLLC

Attn: Evan A. Allison

832 Georgia Avenue, Suite 1200

Chattanooga, TN 37402

## SPECIAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by the undersigned grantor, **GW MELROSE PARK LLC**, an Illinois limited liability company ("Grantor"), does hereby grant, bargain, sell and convey unto is **KAMICUTICO, LLC**, a New York limited liability company ("Grantee"), the real estate described in **Exhibit A** attached hereto and made a part hereof (the "Property").

To have and to hold to the Grantee and its successors and assigns forever.

This conveyance is subject to the matters identified on **Exhibit B** attached hereto and made a part hereof (collectively, the "Permitted Encumbrances").

The Grantor does covenant with the Grantee that, subject to the Permitted Encumbrances, the Property is free from all encumbrances made or suffered by the Grantor and that the Grantor will warrant and defend the same to the Grantee and its successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under the Grantor.

SEND SUBSEQUENT REAL ESTATE  
TAX BILLS TO:

Kamicutico, LLC

Attn: Tim Rosko

11312 W. Hampden Place

Lakewood, CO 80227

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IN WITNESS WHEREOF, the Grantor has caused the execution of this Special Warranty Deed as of the APRIL 8, 2022.

**GRANTOR:**

**GW MELROSE PARK LLC,**  
an Illinois limited liability company

By: GW FC Melrose Park Venture, LLC,  
A Delaware limited liability company  
Its: Sole Member

By: GW Property Group, LLC – Series 88,  
a designated series of a Delaware limited liability company  
Its: Manager

By: The Mitchell H. Goltz Living Trust  
w/t/a dated June 11, 2014, a Member

By: *Mitchell H. Goltz*  
Mitchell H. Goltz, Trustee

By: *Shai Wolkowicki*  
Shai Wolkowicki, a Member

VILLAGE OF MELROSE PARK  
Certificate of Compliance  
TRANSFER STAMP  
Ordinance No. 687  
500-530 North ave  
Address of Property  
MAI 4/8/22  
Approved Date

Property of Cook County Clerk's Office



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## EXHIBIT A TO SPECIAL WARRANTY DEED

### Legal Description

#### PARCEL 1:

LOT 4 IN THE FINAL PLAT OF SUBDIVISION OF MAYWOOD PARK RETAIL DEVELOPMENT – MELROSE PARK, IL, BEING A SUBDIVISION IN PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED DECEMBER 24, 2020 AS DOCUMENT NUMBER 2035919062, IN COOK COUNTY, ILLINOIS.

#### ALSO DESCRIBED AS:

THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 97.65 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 33 SECONDS WEST, 1384.13 FEET, ALONG A LINE THAT IS 94.80 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, TO THE WEST RIGHT OF WAY OF 5TH AVENUE AND THE PLACE OF BEGINNING; THENCE SOUTH 05 DEGREES 15 MINUTES 31 SECONDS EAST, 80.18 FEET; THENCE SOUTH 01 DEGREES 40 MINUTES 25 SECONDS EAST, 269.90 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 35 SECONDS WEST, 182.73 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 25 SECONDS WEST, 81.37 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 33 SECONDS EAST, 44.45 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 27 SECONDS WEST, 268.76 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 33 SECONDS EAST, 132.88 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 19, 2021 AS DOCUMENT NO. 2105019063 OVER THE LAND CONTAINED THEREIN.

#### PARCEL 3:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR STORMWATER DRAINAGE AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS RECORDED MARCH 6, 2019 AS DOCUMENT NO. 1906545031 OVER THE LAND CONTAINED THEREIN.

**PIN: 15-02-100-017-0000**

**Common Address: 500 West North Avenue, Melrose Park, Illinois 60160**

#### REAL ESTATE TRANSFER TAX

11-Apr-2022



COUNTY:	2,009.50
ILLINOIS:	4,019.00
<b>TOTAL:</b>	<b>6,028.50</b>

15-02-116-004-0000

| 20220401675119 | 1-081-095-056

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## EXHIBIT B TO SPECIAL WARRANTY DEED

### Certain Permitted Encumbrances

1. General real estate taxes for the year(s) 2021 second installment and subsequent years.
2. Terms, provisions and conditions contained in Lease by and between GW Melrose Park LLC, Lessor, and Blazin Wings, Inc., Lessee, dated May 28, 2021 as disclosed by a Memorandum of Lease recorded June 8, 2021 as document 2115906216, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

Note: The Said Lease has the initial term of 120 consecutive calendar months.

Note: The Said Lease provides option to extend the term of the Lease for 3 consecutive periods of 60 calendar months each.

3. Public utility, drainage easements and provisions as shown on Final Plat of Subdivision of Maywood Park Retail Development - Melrose Park, IL, recorded December 24, 2020 as document 2035919082 and as approximately shown on ALTA Survey made by Anthony J Strickland dated January 18, 2022 as Project no. 16192.GW (the "Survey").
4. Terms and provisions of a No Further Remediation Letter and possible violation(s) of environmental protection laws recorded March 17, 2017 as document 1707629056.
5. Declaration of Covenants, Conditions, Restrictions, Reservations and Easements recorded March 6, 2019 as document 1906545031.

First Amendment to Declaration of Covenants, Conditions, Restrictions, Reservations and Easements recorded January 21, 2021 as document 2102113036.

Partial Release of Declaration of Covenants, Conditions, Restrictions, Reservations and Easements recorded January 21, 2021 as document 2102113037.

6. An Ordinance (No. 2251) Approving an Annexation Agreement for the Maywood Park Redevelopment for the Village of Melrose Park, County of Cook, State of Illinois, recorded March 27, 2019 as document 1908647018, and the terms, provisions and conditions contained therein.
7. An Ordinance (No. 2258) Annexing Certain Property to the Village of Melrose Park, recorded May 28, 2019 as document 1914816050, and the terms, provisions and conditions contained therein.
8. Terms, provisions, conditions and easements as contained in Final Plat of Subdivision of Maywood Park Development, Melrose Park, Illinois, recorded February 28, 2019 as document 1905916106 and as approximately shown on the Survey.
9. Plat of Easement for Maywood Park Development, Melrose Park, Illinois, recorded May 28, 2019 as document 1914816051 and as approximately shown on the Survey.
10. Plat of Easement for Maywood Park Development, Melrose Park, Illinois, recorded August 30, 2019 as document 1924206034 and as approximately shown on the Survey.

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11. Terms and provisions of a No Further Remediation Letter and possible violation(s) of environmental protection laws, recorded November 13, 2019 as document 1931706185.
12. Terms and provisions of a No Further Remediation Letter and possible violation(s) of environmental protection laws recorded December 5, 2019 as document 1933910036.
13. Declaration of Easements, Covenants, Conditions, Restrictions, Reservations and Easements recorded February 19, 2021 as document 2105019063, terms, provisions and conditions as contained therein.
14. Rights of tenants listed on the rent roll under unrecorded leases, as tenants only, with no rights of first refusal or purchase options.

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