THIS DOCUMENT PREPARED BY:

Andrew Scott, Esq. Dykema Gossett PLLC 10 S. Wacker Drive Suite 2300 Chicago, IL 60606 Doc# 2409910011 Fee \$88.00 ILRHSP FEE:s18.00 RPRF FEE:s1.00 KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 4/8/2024 12:59 PM

PAGE: 1 OF 12

AFTER RECORDING RETURN TO:

Del Galdo Law Group 1441 S. Harlem Ave. Berwyn, IL 60402 Attention: Brian Miner

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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, tenants in common (collectively, "Grantor"), each of the City of Calabasas, 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, sell and convey to THE VILLAGE OF MELROSE PARK, an Illinois municipal corporation, ("Grantee"), 1000 N. 25th Ave., Melrose Park, Illinois 60160, the following real estate, together with all improvements located thereon; if any, 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 in ever, 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.

Exempt under provisions of Paragraph TURE PAGES FOLLOWS)

Section 4, Real Estate Transfer Tax Act.

102794.000314 4885-1755-3325.1

IN WITNESS WHEREOF, said Grantor has caused this Special Warranty Deed to be executed this 18 m day of March, 2024.

NMC GROVE MELROSE, LLC,

a Delaware limited liability company

By: NewMark Merrill Companies, Inc.,

a California corporation

Its: Manager

Name: Szaford D. Sigal

Its: President





ALL PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing ais certificate verifies only the identity of the individual who signed the decument 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 8, 2024 before me, Zachiry Glueman, notary Public (here insert name and title of the officer) personally appeared, SANFORD D. SIGAL, President, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (3)/are subscribed to the within instrument and acknowledged to me that ne/she/they executed the same in his/her/their authorized capacity(ies), and that by (13)/her/their sign ture(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

ZACHARY GLUZMAN
Notary Public - California
Ventura County
Commission # 2391018
My Comm. Expires Jan 17, 2026

(SEAL)

NMC MELROSE PARK II, LLC,

a Delaware limited liability company

By: NewMark Merrill Companies, Inc.,

a California corporation

Its: Manager

> Sanford D. Sigal Name:

President Its:

ALL PURPOSE ACKNOWLEDGEMENT

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

Movel 18, 2024 before me, Eschary Column, Notary prolice insert name and title of the officer) personally appeared, Sanford D. Sigal, President, who proved to me on the basis of satisfactory evidence to be the pers on (s) whose name(s) (s/are subscribed to the within instrument and acknowledged to me that the sine/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)

7 ACHARY GLUZMAN Nutray Fubile - California Various County Commission # 2391018 My Comm. Expires Jan 17, 2026

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

Name: Michael Soroudi

Its: Manager

ALL PURPOSE ACKNOWLEDGEMENT

A notary public or other officer con the identity of the individual who certificate is attached, and not the tru document.	signed the duci m	nent to which this			
State of California	} SS	C			
County of	32-{	40.	See atta All Pur	ached pose Acknowled	lgment
On	<u>, 2024</u> best	ore me.			(here
insert name and title of the to me on the basis of satisfathe within instrument an his/her/their authorized cap person(s), or the entity upon	officer) person actory evidence d acknowledg acity(ies), and n behalf of whi	nally appeared, Me to be the person ged to me that I that by his/her/tlich the person(s)	(s) whose the he/she/the neit signaturacted, exec	name(s) is/are su ey executed the are(s) on the inst uted the instrume	who proved bscribed to e same in trument the ent.
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WITNESS my hand and off	icial seal		•	-	Ca
Signature					
				(SEAL)	

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: _

Na ne: Michael Soroudi

Its. Co-Manager

ALL PURPOSE ACKNOWLEDGEMENT

•				
A notary public or other officer of the identity of the individual wh certificate is attached, and not the document.	ho signed the docume	ent to which this		
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County of		6		ttached urpose Acknowledgment
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WITNESS my hand and o	official seal			(C)
Signature		_		
				(SEAL)

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

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State of California	}SS	
County of Los Angeles	}}SS	
On Marsn 13, 2024	_before me,	Jocelyn Luistro, Notary Public
		(here insert name and title of the officer)
personally appeared.	Michael Sorou	· · · · · · · · · · · · · · · · · · ·
		me(s) is/are subscribed to the within instrument and
	-	same in his/her/their authorized capacity(ies), and
		the person(s), or the entity upon behalf of which the
person(s) acted, executed the ins	.ru ment.	
I certify under PENALTY OF Particle and correct.	ERJURY under th	e laws of the State of California that the foregoing is
WITNESS my hand and official	seal.	JOCELYN LUISTRO
Signature Sutur	•	Notary Public - California Los Angeles County Commission # 2390511
Signature Mull	_ -	My Commi, Expires Feb 1, 2026
U		C
		(SE/L)
		5

[Special Warranty Deed]

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	
- 4 4 0004		
On March, 13, 2024	_before me,	Jocelyn Luistro, Notary Public
personally appeared,		(here insert name and title of the officer) oudi who proved to me on the basis of
		name(s) is/are subscribed to the within instrument and
		the same in his/her/their authorized capacity(ies), and
		ent the person(s), or the entity upon behalf of which the
person(s) acted, executed the ins	'ru nent.	
I certify under PENALTY OF Pl true and correct.	ERJURY under	the 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
Signature Thul	, 	My Comm. Expires Feb 1, 2026
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		(SEAL)
		15%
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SEND SUBSEQUENT TAX BILLS TO:

The Village of Melrose Park 1000 N. 25th Ave. Melrose Park, IL 60160

Attn: Mayor Ron Serpico

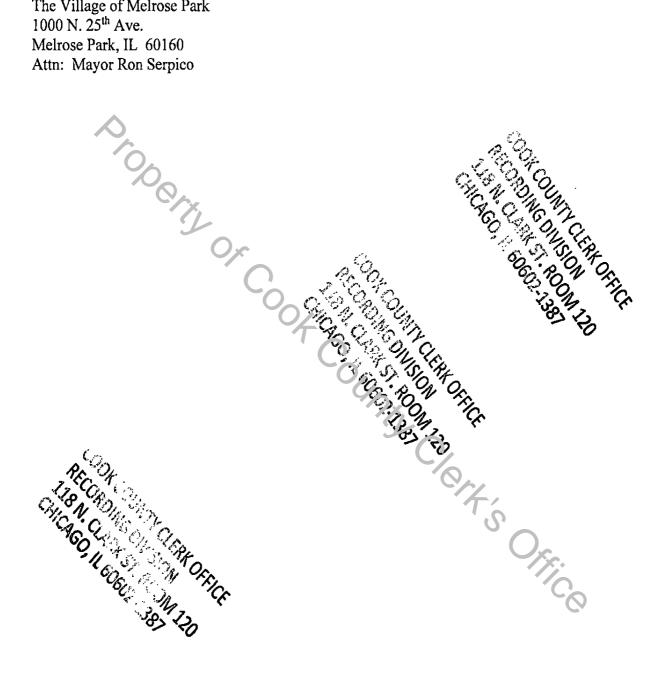


EXHIBIT A

Legal Description

LOT 1 IN THE WINSTON PLAZA SILVER CREEK SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF 下ECORDED YALL 22, 2024 AS DOCUMENT NUMBER 210820 8035 , IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3.36 acre parcel commonly known as a portion of Silver Creek, extending from North 9th Ave to North 14th Ave., Melrose Park, IL 60160

PERMANENT INDEX NUMBER: FART OF 15-03-211-011-0000

argers land + other property

UNOFFICIAL COPY

EXHIBIT B

Permitted Encumbrances

SUBJECT TO THE FOLLOWING:

- 1. REAL ESTATE TAXES FOR THE YEAR 2023-2ND INSTALLMENT, THE YEAR 2024, AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.
- 2. ANY L.F.JS, CLAIMS, ENCUMBRANCES OR EXCEPTIONS TO TITLE ARISING FROM OR CTHERWISE 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.
- 6. TERMS AND PROVISIONS OF THE COVENANTS, CONDITIONS AND EASEMENTS OF THE TEMPORARY CONSTRUCTION EASEMENT AGREEMENT DATED MARCH 1, 2024 AND RECORDED 2024 AS DOCUMENT # .
- 7. 20 FOOT EASEMENT FOR PECESS AND PUBLIC UTILITIES
 AND PROVISIONS ON THE PLAT OF WINSTON PLAZER
 SILVER CREEK SUBDIVISION REDEDED MARCH 22 2024
 AS DOCUMENT 2408 208038.

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

IN WITI	NESS WHERE	EOF, the undersigned	have execute	d this documen	nt on the date	e(s) set forth b	elow.
Dated:	MARCH 19	<u> </u>	_, 2024			-	
	Signa		-	NOTARY PUBLIC N	My Commis	L SEAL State of Illinois	
Print Na		ORNEY AND AGEN	-	///////			· 17
	•	n to before me this <u>1</u>	ST of APR	RIL		2024	
Notary l	Munch	lie Flish					
benefici to do bu and hol	ial interest in a usiness or acq ld title to real	gent affirms and verification trust is either a purification and hold title to restate in Illinois, or other than the real estate under the content of the content and the con	natural person eal estate in Il other entity ran	n, an Illinois coi I nois, a partne cognized as a	rporation or rship author person and	foreign corpor ized to do bus	ation authorized iness or acquire
IN WITH	NESS WHERE	EOF, the undersigned	have execute	d this documen	it on the dat	e(s) set forth b	elow.
Dated:	(low	o 1st	20H				
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Notary I	Public	My Comm	ission Expires Ap	r 16, 2027			
NOTE:	Any náronn W	ho knowingly submits	a false staten	ent concerning	the identity	of a grantee s	shall be guilty of

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

2409910011 Page: 12 of 12

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27-Mar-2024





COUNTY: 0.00 0.00

0.00

15-03-211-011-0000

1-674-483-248