



2409910011

Doc# 2409910011 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/8/2024 12:59 PM
PAGE: 1 OF 12

CT
2 of 4
24001365 WC

**THIS DOCUMENT
PREPARED BY:**

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

**AFTER RECORDING
RETURN TO:**

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

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, 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 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 PAGES FOLLOWS)

Exempt under provisions of Paragraph 2,
Section 4, Real Estate Transfer Tax Act.

3/18/24
Date
[Signature]
Buyer, Seller, or Representative

UNOFFICIAL COPY

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

NMC GROVE MELROSE, LLC,
a Delaware limited liability company

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

Its: Manager

EXEMPT
VILLAGE OF MELROSE PARK
Ordinance No. 687
Newmark Winston
Plaza Sub-division
Address of Property
RS
Approved 3/20/2024
Date

VILLAGE OF MELROSE PARK
Certificate of Compliance
TRANSFER STAMP
Ordinance No. 687
Newmark Winston
Plaza Sub-division
Address of Property
RS
Approved 3/20/2024
Date

By: [Signature]
Name: Sanford D. Sigal
Its: President

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

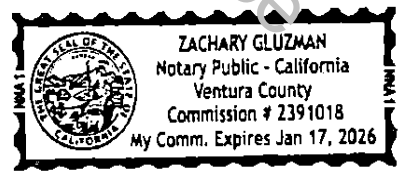
County of Los Angeles } SS

On March 18, 2024 before me, Zachary Gluzman, 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) 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 [Signature]



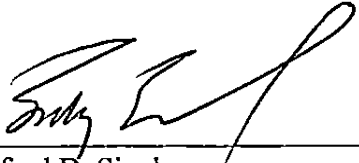
(SEAL)

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

ALL PURPOSE ACKNOWLEDGEMENT

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State of California } SS

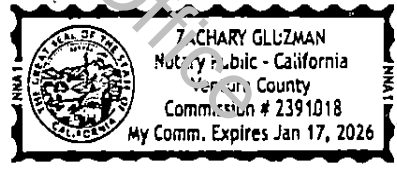
County of Los Angeles } SS

On March 18, 2024 before me, Zachary Gluzman, 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) 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.

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WITNESS my hand and official seal

Signature 



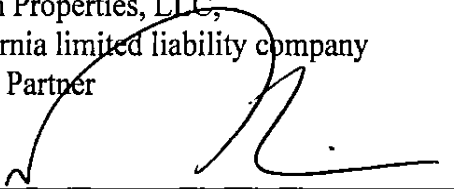
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UNOFFICIAL COPY

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

ALL PURPOSE ACKNOWLEDGEMENT

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State of California } SS

County of _____ } SS

See attached
All Purpose Acknowledgment

On _____, 2024 before me, _____ (here insert name and title of the officer) personally appeared, Michael Soroudi, Manager, 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)

UNOFFICIAL COPY

ALL PURPOSE ACKNOWLEDGMENT

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State of California }SS

County of Los Angeles }SS

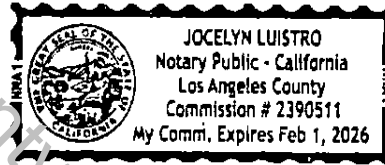
On March 13, 2024 before me, Jocelyn Luistro, Notary Public
(here insert name and title of the officer)

personally appeared Michael Soroudi 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.

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WITNESS my hand and official seal.

Signature 



(SEAL)

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State of California }SS

County of Los Angeles }SS

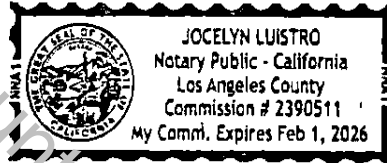
On March 13, 2024 before me, Jocelyn Luistro, Notary Public
(here insert name and title of the officer)

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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)

UNOFFICIAL COPY

SEND SUBSEQUENT TAX BILLS TO:

The Village of Melrose Park
1000 N. 25th Ave.
Melrose Park, IL 60160
Attn: Mayor Ron Serpico

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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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 RECORDED March 22, 2024, 2024 AS DOCUMENT NUMBER 2408208038, 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: PART OF 15-03-211-011-0000
affects 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 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. TERMS AND PROVISIONS OF THE COVENANTS, CONDITIONS AND EASEMENTS OF THE GRANT OF CERTAIN PERMANENT EASEMENTS DATED MARCH 18, 2024 AND RECORDED Subsequently, 2024 AS DOCUMENT #.
6. TERMS AND PROVISIONS OF THE COVENANTS, CONDITIONS AND EASEMENTS OF THE TEMPORARY CONSTRUCTION EASEMENT AGREEMENT DATED MARCH 18, 2024 AND RECORDED Subsequently, 2024 AS DOCUMENT #.
7. 20 FOOT EASEMENT FOR ACCESS AND PUBLIC UTILITIES AND PROVISIONS ON THE PLAT OF WINSTON PLAZA SILVER CREEK SUBDIVISION RECORDED MARCH 22, 2024 AS DOCUMENT 2408208038.

B-1

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

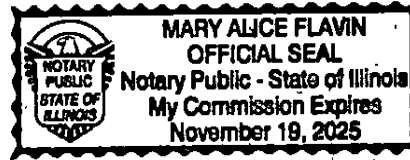
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: MARCH 19, 2024

[Signature]
Signature

ANDREW P. SCOTT, ATTORNEY AND AGENT
Print Name



Subscribed and sworn to before me this 1ST of APRIL, 2024

[Signature]
Notary Public

The grantee or his agent affirms and verifies that 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 WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

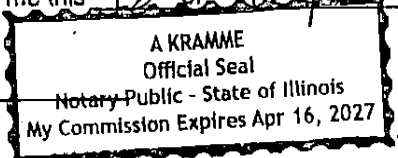
Dated: April 1st, 2024

[Signature]
Signature

[Signature]
Print Name

Subscribed and sworn to before me this 1st of April, 2024

[Signature]
Notary Public



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.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

27-Mar-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

15-03-211-011-0000

| 20240301658301 | 1-674-483-248