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951/0141 32 001 Page 1 of 4
2000-02-02 15:49:00
Cook County Recorder 27.50

WARRANTY DEED



00086441

The GRANTOR, Klairmont Enterprises, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois, duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, CONVEYS and WARRANTS unto 9401 West Grand Avenue LLC, a Delaware limited liability company, having its address c/o Argent Ventures LLC, 551 Fifth Avenue, New York, N.Y. 10176, party of the second part, the real estate located in the County of Cook, in the State of Illinois, described in

EXHIBIT A, attached hereto and made part hereof.

Subject to: The PERMITTED EXCEPTIONS set forth on EXHIBIT B, attached hereto and made part hereof.

Address of Real Estate: 9401 West Grand Avenue, Franklin Park, Illinois

Dated this 31st day of January, 2000

Klairmont Enterprises, Inc.,
an Illinois corporation

By: Alfred M. Klairmont

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

jm
This stamp processed pursuant to
Section 7-108-4 A (2) of the
Franklin Park Village Code
governing review of documents
1-28-00 BE

I, the undersigned, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Alfred M. Klairmont, as Vice-President of Klairmont Enterprises, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on this day in person and acknowledged that he signed and delivered said instrument as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of January, 2000.

Louis Pretekin
Notary Public
OFFICIAL SEAL
LOUIS PRETEKIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/7/06
Chicago, IL 60646

This instrument was prepared by Louis Pretekin, Imperial Realty Company, 4747 W. Peterson, Chicago, IL 60646

MAIL TO:
Squadron, Ellenoff, Plesent & Sheinfeld
551 Fifth Avenue
New York, N.Y. 10176-0001
Attn. Mitchell R. Lubart, Esq.

SEND SUBSEQUENT TAX BILLS TO:
9401 West Grand Avenue, LLC
c/o Argent Ventures LLC
551 Fifth Avenue\34th Floor
New York, N.Y. 10176-0001

C:\WPWIN60\WPDOCS\CLOSING\GRANDEED.CLS

1st AMERICAN TITLE order # CC 189346
189 82 87

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EXHIBIT A Legal Description

00085441

PARCEL 1:

LOT 1 IN WEST GRAND AVENUE SUBDIVISION RECORDED ON JULY 31, 1997 AS DOCUMENT NUMBER 97557554 OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE USE OF EXISTING ELECTRICAL SYSTEMS LOCATED ON PROPERTY DESCRIBED IN THE RECIPROCAL EASEMENT, ACCESS, REPAIR AND MAINTENANCE AGREEMENT MADE BY 9401 GRAND L.L.C. DATED JULY 29, 1997 AND RECORDED AUGUST 1, 1997 AS DOCUMENT 97560233

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS TO AND INGRESS AND EGRESS FOR THE USE, INSPECTION AND REPAIR OF ELECTRIC SYSTEMS, FIRE PROTECTION SYSTEMS, WATER SYSTEMS, TELEPHONE LINES AND HEATING SYSTEMS LOCATED ON THE PROPERTY DESCRIBED IN THE RECIPROCAL EASEMENT, ACCESS, REPAIR AND MAINTENANCE AGREEMENT MADE BY 9401 GRAND L.L.C., DATED JULY 29, 1997 AND RECORDED AUGUST 1, 1997 AS DOCUMENT 97560233.

PARCEL 4:

THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF GRAND AVENUE (EXCEPT THEREFROM THE EAST 156.8 FEET AND EXCEPT THE THAT PART FALLING IN WASHINGTON STREET) IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF SAID WEST 1/2 AT A POINT 156.8 FEET WEST OF THE SOUTHEAST CORNER OF SAID WEST 1/2; THENCE RUNNING NORTH PARALLEL WITH THE EAST LINE OF SAID HALF 174.65 FEET; THENCE WEST PARALLEL WITH THE SAID SOUTH LINE 498.7 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID WEST 1/2 174.65 FEET TO THE SOUTH LINE; THENCE EAST ON SAID SOUTH LINE 498.7 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART THEREOF CONVEYED TO THE VILLAGE OF FRANKLIN PARK BY DEED RECORDED JULY 21, 1925 AS DOCUMENT 8981920 OF RECORD AND ALSO EXCEPTING THEREFROM THE NORTH 37 1/2 FEET OF THAT PART OF THE ABOVE DESCRIBED PROPERTY LYING EAST OF WASHINGTON STREET AS EXTENDED AND WEST OF ALLEY IMMEDIATELY EAST AND ADJOINING THERETO AND EXCEPT THAT PART CONVEYED BY DEED RECORDED AS DOCUMENT 12518201) IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

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PERMITTED EXCEPTIONS

1. General taxes not due and payable as of the Closing Date and taxes which may accrue by reason of new improvements during the year of closing and subsequent years.
2. All matters to which Purchaser agrees to take subject or otherwise accepts under the terms of the Purchase and Sale Agreement.
3. All matters disclosed by one or more of the following surveys prepared by Edward J. Molloy & Associates, Ltd.:
 - (a) Survey dated February 27, 1995, amended March 6, 1995 and amended March 8, 1995 as Order No. 941599.
 - (b) Survey dated August 20, 1999 as Order No. 990879
4. Rights of the public, the State of Illinois and the municipality in and to those parts of the real estate dedicated for Washington Street and certain alleys by plat recorded June 20, 1928 as document 10062169.
5. Covenants and restrictions, contained in the deed from Clearing Industrial District, Inc., to Motorola Inc., dated October 18, 1954 and recorded October 19, 1954 as document 16047519.
6. Covenants and restrictions, contained in the deed from Clearing Industrial District, Inc., to Motorola, Inc., dated September 22, 1955 and recorded September 22, 1955 as document 16370611.
7. Covenants and restrictions, contained in the deed from Clearing Industrial District, Inc., to Motorola, Inc., dated March 1, 1954 and recorded April 9, 1954 as document 15877475.
8. Easement granted by Motorola, Inc., to the Village of Franklin Park, as granted in the instrument dated October 7, 1959 and recorded October 20, 1959 as document 17090231.
9. Right of the Commonwealth Edison Company to maintain overhead facilities on the land, pursuant to Electric Service Agreement WS 3956, dated May 7, 1986, as disclosed by utility letter dated March 29, 1995.
10. Easement created by the Easement Agreement by and between Motorola, Inc., and Quasar Electronics Corporation, attached to and made a part of the instrument dated April 27, 1995 and recorded May 19, 1995 as Document 95330061.

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11. Easements, restrictions and conditions contained in and created by the Reciprocal Easement, Access, Repair and Maintenance Agreement made by and between 9401 Grand, L.L.C., and 2721 Edgington, L.L.C., dated July 29, 1997 and recorded August 1, 1997 as document 97560233.
12. Terms, provisions and conditions created by the Party Wall and Shared Maintenance Agreement dated July 29, 1997 and recorded August 1, 1997 as Document 97560232.
13. Easements over the north line as shown on plat of West Grand Avenue subdivision recorded July 31, 1997 as Document 97557554.
14. Unrecorded Leases to Houston Foods Company, as disclosed by Memorandum of Lease dated July 17, 1995 and recorded August 23, 1995 as Document No. 95559767, and all rights thereunder of the lessees thereunder and of any person or party claiming by, through or under the lessees.

FP326660
0555650
REAL ESTATE TRANSFER TAX

0000008026

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

FEB.-2.00



STATE TAX

STATE OF ILLINOIS

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

FEB.-2.00

REVENUE STAMP

0000017544

REAL ESTATE TRANSFER TAX
0277825
FP326670