



0312731061

Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 05/07/2003 03:08 PM Pg: 1 of 3

WARRANTY DEED

The GRANTOR, CLAIRMONT ENTERPRISES, INC., a corporation created and existing under the laws of the State of Illinois, duly authorized to transact business in the State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS unto KLAIRMONT ENTERPRISES, INC., an Illinois corporation, Grantor, having its principal place of business at 4747 West Peterson Avenue, Chicago, Illinois, the following described Real Estate located in the County of Cook, in the State of Illinois:

Legal Description is set forth on attached Exhibit A, incorporated by this reference herein and made part hereof.

Address of Real Estate: 2721 Edgington, Franklin Park, Illinois  
Permanent Real Estate Index Numbers: 12-27-300-052-0000  
Exempt under the provisions of Paragraph (e), 35 ILCS 200/31-45, the Real Estate Transfer Law.

Dated this 30th day of April, 2003 Clairmont Enterprises, Inc., an Illinois corporation

By: Alfred M. Clairmont  
Alfred M. Clairmont, Vice-President

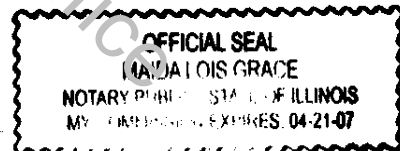
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

*ju* Exempt from review under Franklin Park document requirements pursuant to Paragraph A (1) of Section 7-12-4 of the Franklin Park Village Code BE 4-29-03

I, the undersigned, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Alfred Clairmont, 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 the corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30<sup>th</sup> day of April, 2003

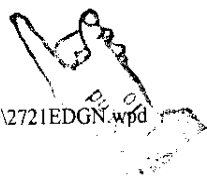
Maida Lois Grace  
Notary Public



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

MAIL TO:  
Imperial Realty Company  
4747 West Peterson Avenue  
Chicago, IL 60646  
Attn: Louis Pretekin

SEND SUBSEQUENT TAX BILLS TO:  
Same



021202 LC 1874 DEC

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOT 2 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 AS CREATED BY EASEMENT AGREEMENT BY AND BETWEEN MOTOROLA INC A DELAWARE CORPORATION AND QUASAR ELECTRONICS CORPORATION A DELAWARE CORPORATION ATTACHED TO AND MADE A PART OF THE INSTRUMENT RECORDED MAY 19, 1995 AS DOCUMENT 95330061 FOR PASSAGE OVER THE LAND DESCRIBED THEREIN FOR THE FOLLOWING PURPOSE:

DRIVEWAY FOR INGRESS AND EGRESS TO THE QUASAR PARCELS FOR VEHICLES OF EVERY KIND AND PEDESTRIANS ALONG AND ACROSS THAT PORTION OF MOTOROLA'S PARCELS DESCRIBED AS PARCEL E IN THE EASEMENT RIDER ATTACHED AS EXHIBIT C THEREIN

#### PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE USE OF EXISTING ELECTRICAL 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 AS AMENDED BY DOCUMENT 00086444

#### PARCEL 4:

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 NUMBER 97560233 AS AMENDED BY DOCUMENT 00086444.

#### PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE PLACING AND MAINTAINING OF A SIGN OVER THE PROPERTY DESCRIBED IN EASEMENT AGREEMENT MADE BY AND BETWEEN 9401 WEST GRAND AVENUE LLC AND CLAIRMONT ENTERPRISES INC., RECORDED FEBRUARY 2, 2000 AS DOCUMENT 00086445.

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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 title to real estate under the laws of the State of Illinois.

Dated: April 30, 2003

Signature: Alfred M. Clairmont  
Agent for Grantor

Subscribed and sworn to before me by the said agent, this 30<sup>th</sup> day of April, 2003.

Maida Lois Grace  
Notary Public



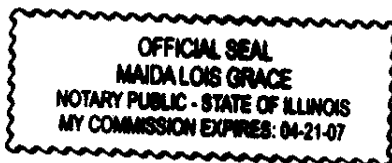
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: April 30, 2003

Signature: Alfred M. Clairmont  
Agent for Grantee

Subscribed and sworn to before me by the said agent, this 30<sup>th</sup> day of April, 2003.

Maida Lois Grace  
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty 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.