

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

Stephen S. Herseth, Esq.  
MB Financial Bank, N.A.  
6111 N. River Road  
Rosemont, IL 60018



AFTER RECORDING, RETURN TO:

Doc#: 1217316050 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/21/2012 12:21 PM Pg: 1 of 6

Louis Pretekin  
General Counsel  
Imperial Realty Company  
4747 W. Peterson Avenue  
Chicago, IL 60646

*2/2 CA  
FIRST AMERICAN  
File # 532796*

(Space Above Line for Recorder's Use Only)

## SPECIAL WARRANTY DEED

THE STATE OF ILLINOIS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COOK

THAT **NCB DEVELOPMENT IV LLC**, an Illinois limited liability company (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by **Klairmont Grand, LLC**, an Illinois limited liability company (hereinafter referred to as "Grantee"), whose mailing address is 4747 W. Peterson Avenue; Chicago, Illinois 60646, the receipt and sufficiency of which consideration are hereby acknowledged, and upon and subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY, unto Grantee all of the real property situated in Cook County, Illinois, described on Exhibit A attached hereto and made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and together with any right, title and interest of Grantor in and to all improvements located thereon and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property").



*This stamp processed pursuant to Section 7-108 of the Illinois Public Access Code governing review of documents*

*S Y  
P L  
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SC Y  
INT L*

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This conveyance is made subject and subordinate to those encumbrances and exceptions set forth on Exhibit B attached hereto and made a part hereof for all purposes and all other matters of record affecting the Property (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself and its successors, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

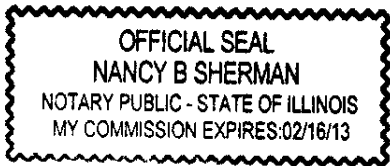
IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor to be effective as of June 19, 2012.

**GRANTOR:**

By: [Signature]  
Name: Robert T Anderson  
Title: Manager

THE STATE OF Illinois §  
COUNTY OF Cook §

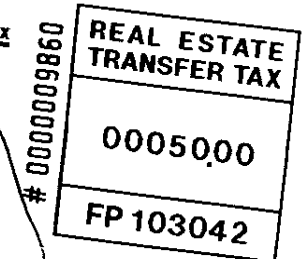
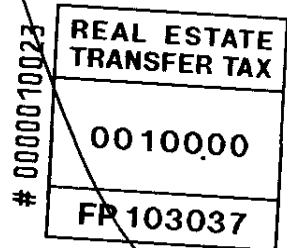
This instrument was acknowledged before me on June 19, 2012, by Robert T Anderson, the Manager of NCB DEVELOPMENT IV LLC, on behalf of said entity.



Nancy B Sherman  
Notary Public

Nancy B Sherman  
Printed/Typed Name of Notary

My Commission Expires: 2/16/2013



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## Exhibit A:

### 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. EXCEPT FROM PARCEL ONE THAT LAND TAKEN BY THE GRAND AVENUE RAILROAD RELOCATION AUTHORITY, A UNIT OF LOCAL GOVERNMENT, PURSUANT TO CASE 03-L-050830, ORDER VESTING TITLE RECORDED MARCH 25, 2004 AS DOCUMENT 0408503023, DESCRIBED AS FOLLOWS:

THAT PART OF 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, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING SOUTH 01 DEGREE 13 MINUTES 42 SECONDS WEST, ON THE EAST LINE OF SAID LOT, 52.98 FEET; THENCE NORTH 50 DEGREES 09 MINUTES 47 SECONDS WEST, 62.88 FEET; THENCE NORTH 77 DEGREES 29 MINUTES 19 SECONDS WEST, 67.71 FEET; THENCE NORTH WASTERLY 261.30 FEET ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5674.93 FEET. THE CHORD OF SAID CURVE BEARS NORTH 78 DEGREES 48 MINUTES 10 SECONDS WEST 261.28 FEET; THENCE NORTH 77 DEGREES 09 MINUTES 48 SECONDS WEST, 69.87 FEET TO THE NORTH LINE OF SAID LOT; THENCE SOUTH 81 DEGREES 10 MINUTES 54 SECONDS EAST ON SAID NORTH LINE 431.15 FEET; THENCE SOUTHEASTERLY 14.07 FEET ON SAID NORTH LINE BEING A CURVE TO THE NORTH, HAVING A RADIUS OF 9582.30 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 81 DEGREES 13 MINUTES 26 SECONDS EAST, 14.07 FEET TO THE POINT OF BEGINNING.

### 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 NUMBER 97560233, AS AMENDED BY AMENDMENT TO RECIPROCAL EASEMENT, ACCESS, REPAIR AND MAINTENANCE AGREEMENT RECORDED FEBRUARY 2, 2000 AS DOCUMENT 00086442 MADE BY 9401 WEST GRAND AVENUE LLC AND CLAIRMONT ENTERPRISES, INC.

### 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 NUMBER 97560233, AS AMENDED BY AMENDMENT TO RECIPROCAL EASEMENT, ACCESS, REPAIR AND MAINTENANCE AGREEMENT RECORDED FEBRUARY 2, 2000 AS DOCUMENT 00086442 MADE BY 9401 WEST GRAND AVENUE LLC AND CLAIRMONT ENTERPRISES, INC.

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**PARCEL 4:**

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR DRIVEWAY FOR ACCESS TO THE WATER TOWER AND OTHER PORTIONS OF THE FIRE PROTECTION SYSTEM LOCATED ON LOT 2 IN WEST GRAND AVENUE SUBDIVISION AS PROVIDED IN EASEMENT AGREEMENT RECORDED MAY 19, 1995 AS DOCUMENT 95330061 AS FURTHER DEFINED IN EASEMENT AND SHARED MAINTENANCE AGREEMENT RECORDED FEBRUARY 2, 2000 AS DOCUMENT 00086444 MADE BY AND BETWEEN 9401 WEST GRAND AVENUE LLC AND CLAIRMONT ENTERPRISES, INC.

Note: For informational purposes only, the land is known as:

9041 West Grand  
Franklin Park, IL 60131-3430

PIN: 12-27-300-031-0000

Property of Cook County Clerk's Office

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## EXHIBIT B

### Permitted Exceptions

1. General real estate taxes for the year(s) 2011 (final), 2012 and subsequent years, a lien, not yet due or payable.

The first installment of the 2011 taxes in the amount of \$70,287.50 is paid.  
Permanent Index Number: 12-27-300-051-0000

2. Easement in favor of Village of Franklin Park for the purpose of maintaining a 12 inch water main over that portion of the land as described in Dedication of Easement dated October 7, 1959 and recorded October 20, 1959 as document 17690231, together with terms and provisions contained therein and as depicted on the Plat of Grand Avenue Subdivision recorded July 31, 1997 as document 97557554.

(Affects the South 15 feet of the North 30 feet of Parcel 1)

3. Easement Agreement made by and between Motorola, Inc. and Quasar Electronics Corporation dated May 28, 1974 and recorded May 19, 1995 as document 95330061 relating to the installation and maintenance of driveways for ingress and egress, sewer and water service and fire protection, as amended by Easement and Shared Maintenance Agreement recorded February 2, 2000 as document 00086444 made by and between 9401 West Grand Avenue LLC and Clairmont Enterprises, Inc.
4. 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 relating to among other things reciprocal easements for the shared facilities, access easements to the property, repair and maintenance. Amendment to Reciprocal Easement, Access, Repair and Maintenance Agreement made by and between 9401 West Grand Avenue LLC and Clairmont Enterprises, Inc. recorded February 2, 2000 as document 00086442.
5. Party wall, party wall rights and easements contained in Party Wall and Shared Maintenance Agreement made by and between 2721 Edgington, L.L.C. and 9401 Grand, L.L.C. dated July 29, 1997 and recorded August 1, 1997 as document 97560232.

Amendment to Party Wall and Shared Maintenance Agreement made by and between 9401 West Grand Avenue LLC and Clairmont Enterprises, Inc. recorded February 2, 2000 as document 00086443.

6. Easement and Shared Maintenance Agreement recorded February 2, 2000 as document 00086444 made by and between 9401 West Grand Avenue LLC and Clairmont Enterprises, Inc.

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7. Matters disclosed by Survey made by Edward J. Molloy & Associates, Ltd. dated August 26, 1999 as Order No. 990879:
  - a) Encroachment of two story brick building located mainly on the land over the West line by 0.02 feet;
  - b) Encroachment of Building No. 9401, planter surrounding Building No. 9401, ten inch brick wall and two brick planters over water main easement recorded as document 17690231.
8. Easement Agreement recorded February 2, 2000 as document 00086445 made by 9401 West Grand Avenue LLC to Clairmont Enterprises, Inc. for the purpose of placing and maintaining a sign at the Southeast corner of Grand Avenue and Edgington Street, and the terms and provisions contained therein.

Property of Cook County Clerk's Office