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THIS DOCUMENT WAS PREPARED BY:

Douglas Paradis
Mayer Brown LLP
700 Louisiana Street, Suite 3400
Houston, Texas 77002



Doc#: 1621644097 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/03/2016 03:25 PM Pg: 1 of 4

AFTER RECORDING RETURN TO:

Commonwealth Land Title Insurance Company
20 N. Clark Street, Suite 220
Chicago, Illinois 60602
Attn: Patsy Palacios

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed") is made as of this 5th day of August, 2016 by **KLAIRMONT GRAND, LLC**, an Illinois limited liability company ("Grantor"), having an office at c/o Imperial Realty Company, 4747 West Peterson Avenue, Suite 200, Chicago, Illinois 60646, to **DIGITAL GRAND AVENUE 2, LLC**, a Delaware limited liability company (the "Grantee"), having an office at c/o Digital Realty Trust, Four Embarcadero Center, Suite 3200, San Francisco, California 94111.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY AND WARRANT unto the Grantee and its successors and assigns FOREVER, all of the real estate, situated in the County of Cook and State of Illinois and legally described on Exhibit A attached hereto and made a part hereof together with the building structures, fixtures, and other improvements located on said real estate (the "Property"), subject only to the matters set forth on Exhibit B attached hereto (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property subject only to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND DEFEND the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor, but not otherwise and except for claims arising under or by virtue of the Permitted Exceptions.

721173780 16502915



This stamp processed pursuant to Section 7-109 A (2) of the Franklin Park Village Code governing review of documents.

COMMONWEALTH LAND TITLE

222672030

2 of 2

Special Warranty Deed
Grand Avenue

CCRDREVIEW

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.

GRANTOR:

KLAIRMONT GRAND, LLC,
an Illinois limited liability company

By: Alfred M. Klairmont
Name: Alfred M. Klairmont
Title: Manager

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Alfred M. Klairmont, as Manager of Klairmont Grand, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of such limited liability company, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 27th day of July, 2016.



Notary Public John J. Knopic, II
My Commission Expires: 8/03/2019

Mail Future Tax Bills To:

c/o Digital Realty Trust
Four Embarcadero Center, Suite 3200
San Francisco, California 94111
Attn: Rick Rembusch

REAL ESTATE TRANSFER TAX

03-Aug-2016



COUNTY: 50.00
ILLINOIS: 100.00
TOTAL: 150.00

12-27-300-051-0000

| 20160801639779 | 1-524-097-856

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Real property in the Village of Franklin Park, County of Cook, State of Illinois, described as follows:

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 NORTHWESTERLY 261.30 FEET ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5674.98 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 CONCAVE 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.

Street address of Property: 9401 West Grand Avenue, Franklin Park, Illinois

Permanent tax number: 12-27-300-051

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EXHIBIT B

PERMITTED EXCEPTIONS

- 1) REAL ESTATE TAXES FOR THE SECOND HALF OF THE 2015 TAX YEAR AND ALL SUBSEQUENT TAX YEARS.
- 2) PARTY WALL AND SHARED MAINTENANCE AGREEMENT RECORDED AUGUST 1, 1997 AS DOCUMENT NUMBER 97560232 BETWEEN 2721 EDGINGTON L.L.C. AND 9401 GRAND L.L.C., AS AMENDED BY AGREEMENT RECORDED FEBRUARY 2, 2000 AS DOCUMENT NUMBER 00086443.
- 3) RECIPROCAL EASEMENT, ACCESS, REPAIR, AND MAINTENANCE AGREEMENT RECORDED AUGUST 1, 1997 AS DOCUMENT NUMBER 97560233 BETWEEN 2721 EDGINGTON L.L.C. AND 9401 GRAND L.L.C., AS AMENDED BY AGREEMENT RECORDED FEBRUARY 2, 2000 AS DOCUMENT NUMBER 00086442.
- 4) EASEMENT AND SHARED MAINTENANCE AGREEMENT RECORDED FEBRUARY 2, 2000 AS DOCUMENT NUMBER 00086444 BETWEEN 9401 WEST GRAND AVENUE LLC AND KLAIRMONT ENTERPRISES, INC.
- 5) EASEMENT AGREEMENT CONCERNING SIGN RECORDED FEBRUARY 2, 2000 AS DOCUMENT NUMBER 00086445 BETWEEN 9401 WEST GRAND AVENUE LLC AND KLAIRMONT ENTERPRISES, INC.
- 6) EASEMENT IN FAVOR OF VILLAGE OF FRANKLIN PARK FOR WATER MAIN OVER A 15 FOOT WIDE STRIP OVER THE NORTH PART OF PARCEL 1 CREATED BY GRANT FROM MOTOROLA INC. RECORDED AS DOCUMENT NUMBER 17690231
- 7) RIGHT OF COMMONWEALTH EDISON COMPANY TO MAINTAIN OVERHEAD FACILITIES PURSUANT TO ELECTRIC SERVICE AGREEMENT WS 5956 DATED MAY 7, 1986, AS DISCLOSED BY UTILITY LETTER DATED MARCH 29, 1995.
- 8) RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
- 9) EASEMENT OVER THE EAST 25 FEET OF THE LAND GRANTED TO PUBLIC SERVICE COMPANY AS DOCUMENT NUMBER 14851347.