

# UNOFFICIAL COPY

## QUITCLAIM DEED

Doc#: 2103606118 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/05/2021 09:45 AM Pg: 1 of 3

Dec ID 20210101613460  
ST/CO Stamp 1-483-221-008

IMPERIAL ACC, LLC, an Illinois limited liability company, Grantor, 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 QUITCLAIMS unto KLAIRMONT INVESTMENTS, L.L.C., an Illinois limited liability company, Grantee, having its principal place of business at 4747 West Peterson Avenue, Chicago, Illinois, all of its right, title and interest in and to the following described Real Estate located in the County of Cook, in the State of Illinois:

NE 1/4 1046297

See legal description on Exhibit A attached hereto.

**Exempt under the provisions of Paragraph (c), 35 ILCS 200/31-45, the Real Estate Transfer Law.**

Dated this 11<sup>th</sup> day of January, 2021

**IMPERIAL ACC, LLC,**  
an Illinois limited liability company

  
By: Alfred M. Klairmont, Manager




**Real Estate Transfer Approved**  
Initials MS Date 1/12/21  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

STATE OF ILLINOIS )  
) SS.  
COUNTY OF COOK )

I, the undersigned, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Alfred M. Klairmont, 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 they signed and delivered said instrument as the free and voluntary act and deed of the limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal  
this 11<sup>th</sup> day of January, 2021

  
Notary Public

This instrument was prepared by  
Brian R. Connors, Attorney-at-Law  
Imperial Realty Company  
4747 West Peterson Avenue  
Chicago, IL 60646



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

SEND SUBSEQUENT TAX BILLS TO:  
Imperial Realty Company  
4747 West Peterson Avenue  
Chicago, IL 60646

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## EXHIBIT A TO QUITCLAIM DEED

### Legal Description

THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 50.00 FEET THEREOF TAKEN FOR BUFFALO GROVE ROAD) AND (EXCEPT THE NORTH 580.00 FEET OF THE SOUTH 880.00 FEET OF THE WEST 333.00 FEET THEREOF) AND (EXCEPT THE SOUTH 300.00 FEET OF SAID EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4); ALSO THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; ALSO THE SOUTH 35.25 CHAINS OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4 (EXCEPT THE EAST 11.67 CHAINS THEREOF) AND (EXCEPT THE SOUTH 275.00 FEET OF THE WEST 1100.00 FEET OF THE EAST 1870.22 FEET OF SAID SOUTHEAST 1/4) AND (EXCEPT THE SOUTH 50.00 FEET THEREOF TAKEN FOR DUNDEE ROAD), ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:



COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 4, BEING ALSO THE CENTERLINE OF DUNDEE ROAD; THENCE NORTH 00 DEGREES 11 MINUTES 41 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 384.75 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 315.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 442.19 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 55 SECONDS WEST, A DISTANCE 334.77 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DUNDEE ROAD; THENCE NORTH 89 DEGREES 51 MINUTES 03 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF DUNDEE ROAD, A DISTANCE OF 489.00 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 57 SECONDS EAST, A DISTANCE OF 160.47 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT OF THE LAST DESCRIBED COURSE EXTENDED AND HAVING A RADIUS OF 255.00 FEET, A DISTANCE OF 95.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 21 DEGREES 37 MINUTES 11 SECONDS EAST A DISTANCE OF 86.98 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

LOT 2 IN FINAL PLAT OF ARLINGTON COMMONS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 1990 AS DOCUMENT NO. 90357532.)

Address of Real Estate: 1-49 Huntington Lane, Wheeling, Illinois

Permanent Real Estate Index Number: 03-04-400-033-0000

REAL ESTATE TRANSFER TAX		14-Jan-2021	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
03-04-400-033-0000		20210101613460   1-483-221-008	

# 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.

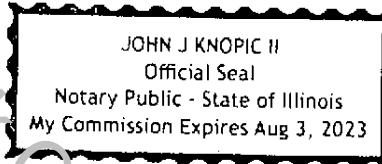
**IMPERIAL ACC, LLC,**  
an Illinois limited liability company

Dated: January 11, 2021

By: Alfred M. Klairmont  
Alfred M. Klairmont, Manager

Subscribed and sworn to before me  
on this 11<sup>th</sup> day of January, 2021

JJ Knopic II  
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.

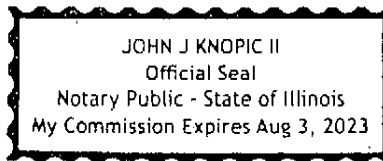
**KLAIRMONT INVESTMENTS, L.L.C.,**  
an Illinois limited liability company

Dated: January 11, 2021

By: Alfred M. Klairmont  
Alfred M. Klairmont, Manager

Subscribed and sworn to before me  
on this 11<sup>th</sup> day of January, 2021

JJ Knopic II  
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.