

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

97560229

THIS DEED, made this 21 day of July, 1997 between 9401 GRAND L.L.C., an Illinois limited liability company ("Grantor"), and 2721 EDGINGTON, L.L.C., an Illinois limited liability company, whose address is 9401 West Grand, Franklin Park, Illinois 60131 ("Grantee"),

DEPT-01 RECORDING 633.00
T00012 TRAN 6153 08/01/97 12:28:00
#8288 + RC #-97-560229
COOK COUNTY RECORDER

WITNESSETH, That Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by the Managers of said limited liability company, has renised, released, sold and conveyed, and by these presents does remise, release, sell and convey unto Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand which Grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of Cook and State of Illinois, described on Exhibit A attached hereto and made a part hereof, subject to the exceptions set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee and its assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee and its assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Managers, the day and year first above written.

EXEMPT UNDER PROVISIONS OF PARAGRAPH 2, SECTION 4, REAL ESTATE TRANSFER ACT.
DATE:

[Signature]
BUYER, SELLER OR REPRESENTATIVE

9401 GRAND L.L.C, an Illinois limited liability company

By: *[Signature]*
Its: MEMBER

169488.1

dm Exempt from review under Franklin Park document requirements pursuant to Paragraph A (1) of Section 7-10B-4 of the Franklin Park Village Code. BE
6-27-97

BOX 333-CT1

7545989 DI JENNIFER J. J.

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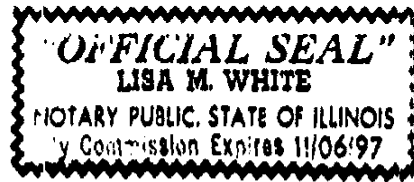
169688/1

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 24th day of July, 1997 by Robert J. Pardo, a Manager of 9401 Grand L.L.C., who executed and delivered the foregoing instrument on behalf of 9401 Grand L.L.C. for the uses and purposes set forth therein.

My commission expires 11/10, 97.

Lisa M. White
Notary Public



Address of Property:

2721 Edgington
Franklin Park, Illinois

P.I.N.: 12-27-300-042

This instrument was prepared by
and after record return to:

Ilene R. Slate
D' Ancona & Pflaum
30 North LaSalle
Chicago, Illinois 60601

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EXHIBIT A

PARCEL 1:

LOT 2 IN WEST GRAND AVENUE SUBDIVISION 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, ACCORDING TO THE PLAT THEREOF RECORDED July 31, 1997 AS DOCUMENT 97 557 554, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT BY AND BETWEEN MOTOROLA, INC., AN ILLINOIS CORPORATION, AND QUASAR ELECTRONICS CORPORATION, A DELAWARE CORPORATION, ATTACHED TO AND MADE A PART OF THE INSTRUMENT DATED APRIL 27, 1995 AND RECORDED MAY 19, 1995 AS DOCUMENT 95330061, FOR PASSAGE OVER THE LAND DESCRIBED THEREIN FOR THE FOLLOWING PURPOSES: 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 PARCEL "E" IN THE EASEMENT RIDER ATTACHED AS EXHIBIT "C" THEREIN.

PIN NO.: 12-27-300-042

COMMON ADDRESS: 2721 EDGINGTON, L.L.C., FRANKLIN PARK, IL

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EXHIBIT B

PERMITTED EXCEPTIONS

1. 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 27, 1997~~ ^{JULY 27, 1997} ~~AND RECORDED JULY 27, 1997 AS DOCUMENT 16047519~~ ^{RECORDED JULY 27, 1997 AS DOCUMENT 16047519}
2. TERMS, PROVISIONS AND CONDITIONS CREATED BY THE PARTY WALL AND SHARED MAINTENANCE AGREEMENT DATED ~~JULY 27, 1997~~ ^{JULY 27, 1997} ~~AND RECORDED JULY 27, 1997 AS DOCUMENT 16047519~~ ^{RECORDED JULY 27, 1997 AS DOCUMENT 16047519}
3. PARTY WALLS AND PARTY WALL RIGHTS OF THE ADJOINING OWNERS
4. TAXES FOR THE SECOND INSTALLMENT OF 1996 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE
5. BUILDING LINE(S) AS SHOWN ON THE PLAT OF SURVEY BY EDWARD J. MOLLOY & ASSOCIATES, LTD., DATED FEBRUARY 27, 1995, AMENDED MARCH 6, 1995 AND AMENDED MARCH 8, 1995 ORDER NO. 941599. ALSO SURVEYOR DISCLOSES THAT SAME BUILDING LINES SHOWN ON PLAT OF SURVEY NO. 7403443, AFFECTING THE NORTH 15 FEET ALONG THE NORTH LINE AND 3 FEET ALONG THE EAST LINE OF THE LAND.
6. COVENANTS AND RESTRICTIONS, CONTAINED IN THE DEED FROM CLEARING INDUSTRIAL DISTRICT, INC., CORPORATION DELAWARE TO MOTOROLA INC., CORPORATION OF ILLINOIS, DATED OCTOBER 18, 1954 AND RECORDED OCTOBER 19, 1954 AS DOCUMENT 16047519 RELATING TO THE REPAIR AND MAINTENANCE AND COST OF PRIVATE STREETS AND SEWER SYSTEM; THAT FOR 50 YEARS FROM JANUARY 2, 1952 THE LAND SHALL NOT BE USED FOR ANY OTHER THAN MANUFACTURING, INDUSTRIAL OR STORAGE PURPOSES
NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION
7. COVENANTS AND RESTRICTIONS, CONTAINED IN THE DEED FROM CLEARING INDUSTRIAL DISTRICT, INC., CORPORATION DELAWARE, TO MOTOROLA, INC., CORPORATION ILLINOIS, DATED SEPTEMBER 22, 1955 AND RECORDED SEPTEMBER 22, 1955 AS DOCUMENT 16370611 RELATING TO STREETS AND SEWERS; THAT SAID PREMISES SHALL NOT AT ANY TIME DURING THE PERIOD OF 50 YEARS FROM JANUARY 2, 1952 BE USED FOR ANY OTHER THAN INDUSTRIAL PURPOSES
NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION

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8. COVENANTS AND RESTRICTIONS, CONTAINED IN THE DEED FROM CLEARING INDUSTRIAL DISTRICT, INC., CORPORATION DELAWARE, TO MOTOROLA, INC., CORPORATION OF ILLINOIS, DATED MARCH 1, 1954 AND RECORDED APRIL 9, 1954 AS DOCUMENT 15877475 RELATING TO THE REPAIRING, PAVING, CONSTRUCTION AND MAINTENANCE OF SIDEWALKS AND STREETS AND SEWERS AND COSTS THEREOF FOR A PERIOD OF 50 YEARS FROM JANUARY 2, 1952.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION

9. EASEMENT GRANTED BY MOTOROLA, INC., CORPORATION ILLINOIS, TO THE VILLAGE OF FRANKLIN PARK, A MUNICIPAL CORPORATION, FOR MAINTAINING AND REPLACING AND MAKING CONNECTIONS TO A 12 INCH CAST IRON WATER MAIN IN AND UNDER THE FOLLOWING DESCRIBED REAL ESTATE:

A STRIP OF LAND 15 FEET IN WIDTH, THE LONGITUDINAL CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF EDGINGTON STREET AND 56 FEET SOUTH OF THE CENTER LINE OF GRAND AVENUE, AS MEASURED AT RIGHT ANGLES THERETO; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 56 FEET SOUTH OF SAID CENTER LINE OF GRAND AVENUE TO A POINT 36 FEET WEST OF THE WEST RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID RAILROAD, AND 37.5 FEET SOUTH OF THE CENTER LINE OF GRAND AVENUE, AS MEASURED AT RIGHT ANGLES THERETO, ALL IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST EAST OF THE THIRD PRINCIPAL MERIDIAN, AS GRANTED IN THE INSTRUMENT DATED OCTOBER 7, 1959 AND RECORDED OCTOBER 20, 1959 AS DOCUMENT 17690231.

(AFFECTS THE SOUTH 15 FEET OF THE NORTH 30 FEET)

10. SWITCH TRACKS, SPUR TRACKS AND RAILROAD RIGHT OF WAY, IF ANY, AS DISCLOSED BY PLAT OF SURVEY BY EDWARD J. MOLLOY & ASSOCIATES, LTD., DATED FEBRUARY 27, 1995 AMENDED MARCH 6, 1995 AND AMENDED MARCH 8, 1995 ORDER NO. 941599
11. ENCROACHMENT OF THE 4 STORY BRICK BUILDING (PARTIALLY OPENED AT GROUND FLOOR) LOCATED MAINLY ON THE LAND ONTO THE EASEMENT SHOWN HEREIN AT EXCEPTION REFERENCE LETTER(S) J AS SHOWN ON PLAT OF SURVEY NUMBER 941599 PREPARED BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED FEBRUARY 27, 1995 AMENDED MARCH 6, 1995 AND AMENDED MARCH 8, 1995.
12. ENCROACHMENT OF THE HIGH 1 STORY BRICK BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 0.02' FEET WEST, AS SHOWN ON PLAT OF SURVEY NUMBER 941599 PREPARED BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED FEBRUARY 27, 1995, AMENDED MARCH 5, 1995 AND AMENDED MARCH 8, 1995.
13. VIOLATION OF THE BUILDING LINE NOTED ABOVE AT EXCEPTION REFERENCE LETTER AC BY THE HIGH 1 STORY BRICK BUILDING BY APPROXIMATELY 0.02' OF A FOOT EAST TO 0.13' OF A FOOT EAST, AS SHOWN ON PLAT OF SURVEY NUMBER 941599 PREPARED BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED FEBRUARY 27, 1995 AMENDED MARCH 5, 1995 AND AMENDED MARCH 8, 1995.

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14. 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.
15. EASEMENT CREATED BY THE 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 DATED APRIL 27, 1995 AND RECORDED MAY 19, 1995 AS DOCUMENT 95330061, FOR THE FOLLOWING PURPOSES:
- (1) DRIVEWAY FOR INGRESS AND EGRESS TO QUASAR PARCELS FOR TO THE MOTOROLA PARCELS FOR VEHICLES OF EVERY KIND AND PEDESTRIANS ALONG AND ACROSS THAT PORTION OF THE QUASAR PARCELS DESCRIBED AS PARCEL "A" THEREIN; (2) DRIVEWAY FOR INGRESS TO THE MOTOROLA PARCELS FOR VEHICLES OF EVERY KIND AND PEDESTRIANS ALONG AND ACROSS THAT PORTION OF THE QUASAR PARCELS DESCRIBED AS PARCEL "F" IN THE EASEMENT RIDER ATTACHED AS EXHIBIT 'C' THEREIN; (3) RIGHT OF WAY FOR SANITARY AND STORM SEWER LINES AND WATER SUPPLY LINE TO SERVE MOTOROLA'S PARCELS UNDERNEATH THAT PORTION OF QUASAR'S PARCELS LYING 15 FEET ON EACH SIDE (30 FEET TOTAL IN WIDTH) OF THE LINES DESCRIBED AS PARCELS B, C, AND H THEREIN, AND (4) RIGHT OF WAY FOR FIRE PROTECTION SYSTEM INCLUDES ALL PUMPS, PIPES, STORAGE TANKS, WATER SUPPLY LINES AND MAINS, VALVES, CONTROLS AND ALL OTHER APPARATUS USED IN CONNECTION THEREWITH, AND BY WAY OF ILLUSTRATION AND NOT LIMITATION. THE WATER TANK AND TOWER LOCATED ON THAT PORTION OF QUASAR'S PARCELS DESCRIBED AS PARCEL D THEREIN.
16. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.
- (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
17. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL FURNISHED AFTER DATE OF POLICY.
18. ABSOLUTE ASSIGNMENT OF RENTS AND LEASES MADE BY 9401 GRAND L.L.C. AN ILLINOIS LIMITED LIABILITY COMPANY TO BELMONT NATIONAL BANK OF CHICAGO RECORDED JUNE 14, 1995 AS DOCUMENT 95385091

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STATEMENT BY GRANTOR AND GRANTEE

The grantor 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

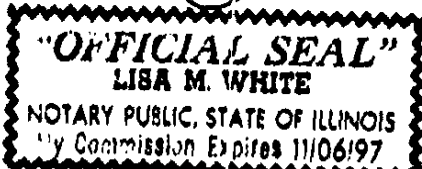
GRANTOR:

Dated 7/24, 1997

By: [Signature]
Its: MEMBER

Subscribed and sworn to before me this 11th day of July, 1997

Notary Public Lisa M. White



The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

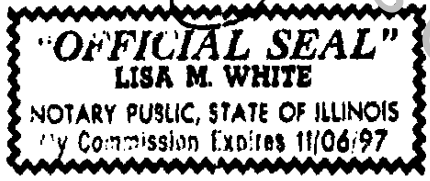
GRANTEE:

Dated 7/24, 1997

By: [Signature]
Its: MEMBER

Subscribed and sworn to before me this 11th day of July, 1997

Notary Public Lisa M. White



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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