

SPECIAL WARRANTY DEED

THIS DEED, made this 19th day of December , 1997, between 2721 EDGINGTON, L.L.C., an Illinois limited liability company ("Grantor"), and CLAIRMONT ENTERPRISES, INC., an Illinois corporation, whose address is 4747 Peterson Avenue, Chicago, Illinois 60646 ("Grantee"),

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 remised, 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 one of its Managers, the day and year first above written.

2721 EDGINGTON, L.L.C, an Illinois limited liability company

By: _____
Name: _____
Its: Manager

DM
This stamp processed pursuant to Section 7-10B-4 A (2) of the Franklin Park Village Code governing review of documents.
12-18-97



BOX 333-CTI

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Exhibit A

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 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 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 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

PARCEL 4: EASEMENT FOR THE BENEFIT OF PARCEL 1 AND 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 97560233.

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Exhibit B

1. General Real Estate Taxes for 1997 and subsequent years.

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