1011-0013 (5-001-1998-91-19³-9941749 Tale Tapaty Recorder 175-77

SPECIAL WARRANTY DEED

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

WITNESSETH, That Granter,

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.

This stamp processed pursuant to Section 7-108-4 A (2) of the Franklin Park Village Code governing review of documents of 12-16-70



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

By: Name: Its: Manager

BOX 333-CTI

Property of Coof County Clerk's Office

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STATE OF ILLINOIS)	
COUNTY OF COOK) SS	
The foregoing instrument was acknowledged before me this day of December, 1997 by, a Manager of 2721 Edgington, L.L.C., an Illinois limited liability company, who executed and delivered the foregoing instrument on behalf of 2721 Edgington, L.L.C., an Illinois limited liability company for the uses and purposes set forth therein.	
My commission expires	2001
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	Motary Public
Address of Property: 2721 Edgington, Franklin P	OFFICIAL SEAL LISA M CASTRO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPERS: 11/21/01
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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 DIGRESS 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 I FOR THE USE OF EXISTING ELECTRICAL SYSTEMS LOCATED ON PROPERTY DESCRIBED IN THE RECIPROCAL EASEMENT, ACCESS, REPAIR AND MAINTENANCE AGREEMENT WADE BY 9401 GRAND L.L.C. DATED JULY 29, 1997 AND RECORDED AUGUST 1, 1997 AS DOCUMENT 97 60213

PARCEL 4: EASEMENT FOR THE BENEFIT OF PARCEL 1 AND ACCESS TO AND INGRESS AND EGRESS FOR THE USE, INSPECTION AND REPAIR OF EASTEINS, 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 AUGUS? 1, 1997 AS DOCUMENT 97560233.

Property of Coof County Clark's Office

Exhibit B

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

Property of Cook County Clark's Office

Property of Cook County Clerk's Office