

# UNOFFICIAL COPY

98032286

Page 1 of 13

COOK COUNTY CLERK 1790-01-13 98032286  
Cook County Recorder 02.00

## SPECIAL WARRANTY DEED

THIS DEED, made this 19<sup>th</sup> day of December     , 1997, between 9401 GRAND, L.L.C., an Illinois limited liability company ("Grantor"), and K L A I R M O N T 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.

9401 GRAND, L.L.C, an Illinois limited liability company  
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: Manager

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



7700500 02 21

**BOX 333-CTI**

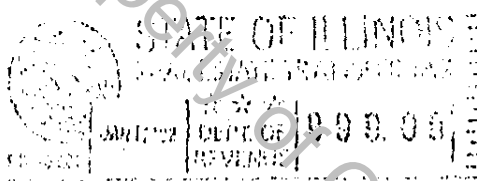
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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of December, 1997 by Maxwell S. Boes, a Manager of 9401 Grand, L.L.C., an Illinois limited liability company, who executed and delivered the foregoing instrument on behalf of 9401 Grand, L.L.C., an Illinois limited liability company for the uses and purposes set forth therein.

My commission expires 11/21/01



Lisa M. Castro  
Notary Public



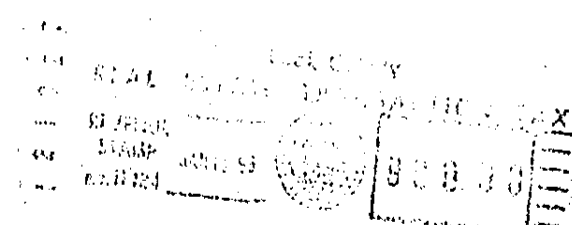
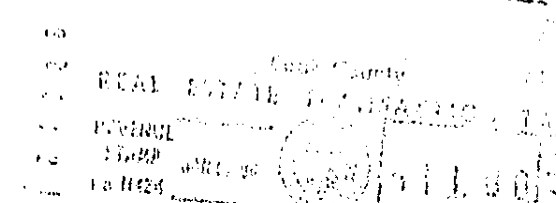
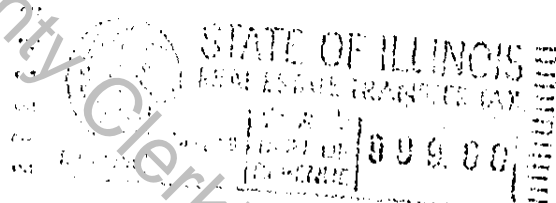
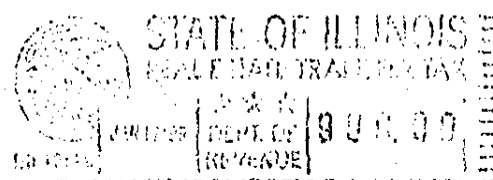
Address of Property:

9401 Grand  
Franklin Park, Illinois

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

This instrument was prepared by  
and after recording return to:

Ilene R. Slate  
D' Ancona & Pflaum  
30 North LaSalle, Suite 2900  
Chicago, Illinois 60601



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## Exhibit A

**PARCEL 1:** 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.

**PARCEL 2:** 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 3:** 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.

**PARCEL 4:** THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF GRAND AVENUE (EXCEPT THEREFROM THE EAST 156.8 FEET AND EXCEPT THAT PART FALLING IN WASHINGTON STREET), IN COOK COUNTY ILLINOIS.

**PARCEL 5:** THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF SAID WEST 1/2 AT A POINT 156.8 FEET WEST OF THE SOUTHEAST CORNER OF SAID WEST 1/2; THENCE RUNNING NORTH PARALLEL WITH THE EAST LINE OF SAID 1/2 174.65 FEET; THENCE WEST PARALLEL WITH THE SAID SOUTH LINE 498.7 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID WEST 1/2 174.65 FEET TO THE SOUTH LINE; THENCE EAST ON SAID SOUTH LINE 498.7 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART THEREOF CONVEYED TO THE VILLAGE OF FRANKLIN PARK BY DEED RECORDED JULY 21, 1925 AS DOCUMENT NO. 8 981 920 OF RECORD AND ALSO EXCEPTING THEREFROM THE NORTH 37 1/2 FEET OF THAT PART OF THE ABOVE DESCRIBED PROPERTY LYING EAST OF WASHINGTON STREET AS EXTENDED AND WEST OF ALLEY IMMEDIATELY EAST AND ADJOINING THERETO AND EXCEPT PART CONVEYED BY DEED RECORDED AS DOCUMENT NO. 12 518 201), IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

- I. General Real Estate Taxes for 1997 and subsequent years.

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OWNER'S POLICY (1992)

SCHEDULE B

Exhibit B

POLICY NO.: 1401 007700500 D2

NOTWITHSTANDING THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS OF THIS POLICY, ALL ENDORSEMENTS, IF ANY, ATTACHED HERETO ARE VALID DESPITE THE LACK OF SIGNATURE BY EITHER THE PRESIDENT, A VICE PRESIDENT, THE SECRETARY, AN ASSISTANT SECRETARY, OR VALIDATING OFFICER OR AUTHORIZED SIGNATORY OF THE COMPANY.

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES) BY REASON OF THE FOLLOWING EXCEPTIONS:

GENERAL EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- (2) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- (3) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- (4) ANY LIEN, OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (5) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

~~SPECIAL EXCEPTIONS: THE MORTGAGE, IF ANY, REFERRED TO IN ITEM 4 OF SCHEDULE A.~~

A 6. TAXES FOR THE YEAR 1997.  
1997 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 12-27-122-028-0000 1 OF 3.  
AFFECTS: THIS TAX NUMBER AFFECTS ONLY A PART OF PIQ.

NOTE: 1996 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$8,527.33 IS PAID.

NOTE: 1996 FINAL INSTALLMENT AMOUNTING TO \$8,764.36 IS PAID.

\* \* \* \* \*

TAXES FOR THE YEAR 1997.  
1997 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 12-27-123-091-0000 2 OF 3.  
AFFECTS: THIS TAX NUMBER AFFECTS A PART OF PIQ & OP.

NOTE: 1996 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$1,482.26 IS PAID.

NOTE: 1996 FINAL INSTALLMENT AMOUNTING TO \$1,513.74 IS PAID.

TAXES FOR THE YEAR 1997.  
1997 TAXES ARE NOT YET DUE OR PAYABLE.

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EXCEPTIONS FROM COVERAGE  
(CONTINUED)

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PERMANENT INDEX NUMBER: 12-27-300-042-0000 3 OF 3.

NOTE: 1996 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$264,694.36 IS PAID.

AFFECTS: THIS TAX NUMBER AFFECTS A PART OF PIQ & OP.

NOTE: 1996 FINAL INSTALLMENT IS PAID.

- 7. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF PARCEL 1 AND PARCEL 2, DESCRIBED BELOW AS DEDICATED FOR WASHINGTON STREET AND CERTAIN ALLEYS BY PLAT RECORDED JUNE 20, 1928 AS DOCUMENT 10062169.

(AFFECTS A 66 FOOT STRIP OF LAND IN THE WEST HALF OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST EAST OF THE THIRD PRINCIPAL MERIDIAN. BOUNDED ON THE EAST AND WEST LINE OF WASHINGTON STREET AS IN FRANKLIN PARK, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST, EAST OF THE THIRD PRINCIPAL MERIDIAN. EXTENDED AND SOUTH AND ON THE SOUTH BY THE NORTH LINE OF GRAND AVENUE AND ON THE NORTH BY THE SOUTH LINE OF BLOCK 18 IN SAID FRANKLIN PARK EXTENDED EAST; ALSO A STRIP OF LAND 16 FEET IN WIDTH LYING NORTHERLY OF AND ADJOINING A LINE 125 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF GRAND AVENUE, AS MEASURED ALONG THE EAST LINE OF EDGINGTON AVENUE EASTERLY OF THE EAST LINE OF EDGINGTON AVENUE AND WEST OF THE WEST LINE OF WASHINGTON STREET AS LAID OUT IN FRANKLIN PARK, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXTENDED SOUTH; ALSO LYING EASTERLY OF EASTERLY LINE OF WASHINGTON STREET IN SAID FRANKLIN PARK EXTENDED SOUTH AND WESTERLY OF A LINE 156.80 FEET WEST AND PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.; ALSO THE WEST 8 FEET OF THE EAST 164.80 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF THE WEST 1/2 OF BLOCK 19 IN FRANKLIN PARK, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST EAST OF THE THIRD PRINCIPAL MERIDIAN, AND NORTH OF THE NORTH LINE OF THE ABOVE DESCRIBED 16 FOOT STRIP; ALSO A TRIANGLE TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED WEST 8 FOOT STRIP; THENCE NORTH ALONG THE WEST LINE OF SAID WEST 8 FOOT 5 FEET; THENCE SOUTHWESTERLY TO THE NORTHERLY LINE OF SAID ABOVE DESCRIBED 16 FOOT STRIP 5 FEET WESTERLY FROM THE POINT OF BEGINNING; THENCE EASTERLY 5 FEET TO A POINT OF BEGINNING; ALSO A STRIP OF LAND 16 FEET IN WIDTH LYING BETWEEN THE EASTERLY AND WESTERLY LINES OF THE NORTH AND SOUTH ALLEY IN BLOCK 18 IN FRANKLIN PARK, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST EAST OF THE THIRD PRINCIPAL MERIDIAN, EXTENDED SOUTH AND NORTH OF THE NORTH LINE OF THE

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OWNER'S POLICY (1992)

SCHEDULE B

POLICY NO.: 1401 007700500 D2

EXCEPTIONS FROM COVERAGE  
(CONTINUED)

ABOVE DESCRIBED 16 FOOT STRIP)

(AFFECTS PARCEL 1 AND PARCEL 2)

NOTE: BY ORDINANCE OF THE VILLAGE OF FRANKLIN PARK, A COPY OF WHICH WAS RECORDED JUNE 3, 1969 AS DOCUMENT 17557103, THERE WAS PURPORTEDLY VACATED THAT PART OF A PUBLIC ALLEY DESCRIBED AS FOLLOWS: ALL THAT PART OF A PUBLIC ALLEY LYING BETWEEN THE EASTERLY AND WESTERLY LINE OF THE NORTH AND SOUTH ALLEY IN BLOCK 18 IN FRANKLIN PARK, EXTENDED SOUTH OF THE PUBLIC ALLEY LYING NORTHERLY OF AND ADJOINING A LINE 125 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF GRAND AVENUE (SAID 125 FEET MEASURED ALONG THE EAST LINE OF EDGINGTON AVENUE) IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST EAST OF THE THIRD PRINCIPAL MERIDIAN).

G 8. 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. 941399, 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.  
(AFFECTS PARCEL 1)

H 9. 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.  
(AFFECTS PARCEL 1).

I 10. 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.  
(AFFECTS PARCEL 1).

J 11. 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

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## OWNER'S POLICY (1992)

## SCHEDULE B

POLICY NO.: 1401 007700500 D2

EXCEPTIONS FROM COVERAGE  
(CONTINUED)

REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.  
(AFFECTS PARCEL 1)

- X 12. 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 OF PARCEL 1)
- L 13. 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.  
(AFFECTS PARCELS 1-5)
- R 14. ENCROACHMENT OF THE PLANTER LOCATED MAINLY ON THE LAND ONTO THE EASEMENT SHOWN HEREIN AT EXCEPTION REFERENCE LETTER(S) J AND BUILDING LINE REFERENCED AT AC 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.  
(AFFECTS PARCEL 3)  
  
THE ABOVE EXCEPTION WILL NOT APPEAR ON THE LOAN POLICY.
- S 15. 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.  
(AFFECTS PARCEL 1)
- T 16. ENCROACHMENT OF THE HIGH 1 STORY BRICK BUILDING LOCATED MAINLY ON THE LAND

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## SCHEDULE B

POLICY NO.: 1401 007700500 D2

EXCEPTIONS FROM COVERAGE  
(CONTINUED)

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.

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(AFFECTS PARCEL 1)

- U 17. 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 6, 1995 AND AMENDED MARCH 8, 1995.  
(AFFECTS PARCEL 1)
- AC 18. 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.  
(AFFECTS PARCELS 1-5)
- AD 19. 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 APPURATUS 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.  
(AFFECTS PARCELS 1-5)
- AE 20. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 3 AND 4 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.  
(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1992)

## SCHEDULE B

POLICY NO.: 1401 007700500 D2

### EXCEPTIONS FROM COVERAGE (CONTINUED)

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- AK 21. EXISTING UNRECORDED LEASE TO HOUSTON FOODS CO., A DELAWARE CORPORATION AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

(AFFECTS PARCELS 1-5)

- AK 22. EASEMENTS, RESTRICTIONS AND CONDITIONS CONTAINED IN AND CREATED BY THE RECIPROCAL EASEMENT, ACCESS, REPAIR AND MAINTENANCE AGREEMENT MADE BY AND BETWEEN 940 GRAND, L.L.C. AND 2721 EDGINGTON, L.L.C., DATED JULY 29, 1997 AND RECORDED AUGUST 1, 1997 AS DOCUMENT 97560233.

(AFFECTS PARCELS 1-5)

- AL 23. TERMS, PROVISIONS AND CONDITIONS CREATED BY THE PARTY WALL AND SHARED MAINTENANCE AGREEMENT DATED JULY 29, 1997 AND RECORDED AUGUST 1, 1997 AS DOCUMENT 97560232.

(AFFECTS PARCELS 1-5)

- AM 24. PARTY WALLS AND PARTY WALL RIGHTS OF THE ADJOINING OWNERS.

(AFFECTS PARCELS 1-5)

- AN 25. 15 FOOT WATER MAIN EASEMENT OVER THE NORTH LINE AS SHOWN ON PLAT OF WEST GRAND AVENUE SUBDIVISION RECORDED JULY 31, 1997 AS DOCUMENT 97557554.

(AFFECTS PARCELS 1-5)

- AO 26. 75 FOOT WATER MAIN EASEMENT OVER THE NORTH LINE AS SHOWN ON PLAT OF WEST GRAND AVENUE SUBDIVISION RECORDED JULY 31, 1997 AS DOCUMENT 97557554.

(AFFECTS PARCELS 1-5)

- AR 27. NOTE: THE FOLLOWING ITEM, WHILE APPEARING ON THIS COMMITMENT/POLICY, IS PROVIDED SOLELY FOR YOUR INFORMATION.

THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF:

DOCUMENT NUMBER: 95444127 DATE OF RECORDING: JULY 10, 1995

(AFFECTS PARCELS 1-5)

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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1992)

SCHEDULE B

POLICY NO.: 1401 007700500 D2

EXCEPTIONS FROM COVERAGE  
(CONTINUED)

- AS 28. LEASE MADE BY 9401 GRAND L. L. C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS ASSIGNEE AND SUCCESSOR IN INTEREST TO DLS REAL ESTATE INC., TO HOUSTON FOODS COMPANY., DELAWARE CORPORATION DATED JULY 17, 1995 AND RECORDED AUGUST 23, 1995 AS DOCUMENT NO. 95559767, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING JUNE 13, 1995 AND ENDING JULY 31, 2005, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.  
(AFFECTS PARCELS 1-5 OF THE LAND AND OTHER PROPERTY NOT NOW IN QUESTION)

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

Gene R. State

, being duly sworn on oath, states that

She resides at 2750 N. Wayne, Chic, IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

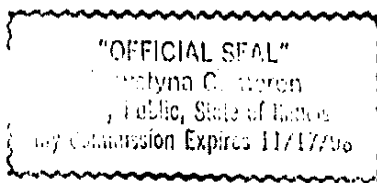
Affiant further states that She makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Gene R. State, Seller

SUBSCRIBED and SWORN to before me

this 19th day of Dec, 1987.

[Signature]  
Notary Public



UNOFFICIAL COPY

Property of Cook County Clerk's Office