

QUITCLAIM DEED



The GRANTOR, IMPERIAL LINCOLN LOFT RETAIL, L.L.C., a limited liability company 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 cash in hand paid, the receipt of which is hereby acknowledged, CONVEYS and QUITCLAIMS unto THE KLAIRMONT FAMILY, L.L.C., an Illinois limited liability company, Grantee, having its principal place of business at 4747 West Peterson Avenue, Chicago, Illinois 60646, the following described Real Estate located in the County of Cook, in the State of Illinois:

See Exhibit A, attached hereto and made a part hereof:

Address of Real Estate: 3145-47 and 3153-67 North Lincoln Avenue and 1541 West Belmont Avenue, Chicago, Illinois 60645

Permanent Real Estate Index Number: 14-29-100-039

Dated this 22nd day of December, 1998

Lincoln Loft Retail, L.L.C.,  
an Illinois limited liability company

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

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

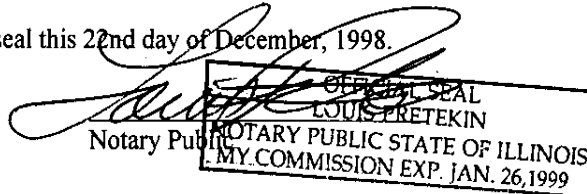
Dated this 22nd day of December, 1998

Alfred M. Klairmont  
Manager of Seller

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, as Manager of Imperial Lincoln Loft Retail, L.L.C., an Illinois limited liability company, 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 he signed and delivered said instrument as the free and voluntary act and deed of such Limited Liability Company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22nd day of December, 1998.



This instrument was prepared by Louis Pretekin, Imperial Realty Company, 4747 W. Peterson, Chicago, IL 60646

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

SEND SUBSEQUENT TAX BILLS TO:  
Same

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## EXHIBIT A

## LEGAL DESCRIPTION OF COMMERCIAL PARCEL

PARCEL 1 / BUILDING #1 : COMMERCIAL AREA

LOTS 3 AND 4, TAKEN AS A TRACT IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7, AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING 17.60 FEET ABOVE HORIZONTAL PLANE AND 30.74 FEET BELOW HORIZONTAL PLANE, CITY OF CHICAGO DATUM, AND AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 3 AND 4 AND ALONG THE SOUTH LINE OF WEST BELMONT AVENUE, A DISTANCE OF 48.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH AT RIGHT ANGLE ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 66.71 FEET TO A POINT; THENCE SOUTHWESTERLY FORMING AN ANGLE OF 135 DEGREES 19 MINUTES 53 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 59.16 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINES OF LOTS 3 AND 4 AND ALONG THE EASTERLY LINE OF NORTH LINCOLN AVENUE FORMING AN ANGLE OF 89 DEGREES 46 MINUTES 14 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 48.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 3, FORMING AN ANGLE OF 90 DEGREES 09 MINUTES 46 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 39.20 FEET TO A POINT; THENCE NORTH FORMING AN ANGLE OF 224 DEGREES 46 MINUTES 07 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 47.06 FEET, TO THE POINT OF BEGINNING, ( EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS : COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3 IN SAID SUBDIVISION ; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 2.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES, A DISTANCE OF 6.67 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 1.72 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 9.82 FEET TO A POINT ; THENCE WEST AT RIGHT ANGLES, A DISTANCE OF 4.84 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 9.82 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 0.32 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES, A DISTANCE OF 3.69 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES, A DISTANCE OF 1.95 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES, A DISTANCE OF 2.98 FEET TO THE POINT OF BEGINNING ). IN COOK COUNTY, ILLINOIS.

PARCEL 2 / BUILDING # 2 : COMMERCIAL AREA

LOTS 5 THROUGH 9, BOTH INCLUSIVE, TAKEN AS A TRACT IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

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## LEGAL DESCRIPTION OF COMMERCIAL PARCEL - PAGE 2

DESCRIBED AS FOLLOWS : BEGINNING 17.60 FEET ABOVE HORIZONTAL PLANE AND 34.45 FEET BELOW HORIZONTAL PLANE, CITY OF CHICAGO DATUM AND AT THE NORTHWEST CORNER OF SAID LOT 5, THENCE EAST ALONG THE SOUTH LINE OF SAID LOTS 5, 6, 7 AND ALONG THE SOUTH LINE OF WEST BELMONT AVENUE, A DISTANCE OF 72.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH FORMING AN ANGLE OF 90 DEGREES 33 MINUTES 23 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 98.52 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 9 FORMING AN ANGLE OF 245 DEGREES 31 MINUTES 54 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 24.80 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9 FORMING AN ANGLE OF 68 DEGREES 59 MINUTES 15 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 97.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 5, 6, 8 AND 9 AND ALONG THE EASTERLY LINE OF NORTH LINCOLN AVENUE FORMING AN ANGLE OF 90 DEGREES 01 MINUTE 35 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 97.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 5; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 5 FORMING AN ANGLE OF 90 DEGREES 13 MINUTES 46 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 59.16 FEET TO A POINT; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 5 FORMING AN ANGLE OF 224 DEGREES 40 MINUTES 07 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 66.71 FEET TO THE POINT OF BEGINNING, ( EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 78.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH CONTINUING ALONG THE EAST LINE OF SAID LOT 7 A DISTANCE OF 4.02 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 17.67 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES, A DISTANCE OF 4.02 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 17.67 FEET TO THE POINT OF BEGINNING ) , IN COOK COUNTY, ILLINOIS.

PARCEL 3 / BUILDING # 3 : COMMERCIAL AREA

LOTS 10 AND 11 TAKEN AS A TRACT IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS : BEGINNING 17.60 FEET ABOVE HORIZONTAL PLANE AND 32.60 FEET BELOW HORIZONTAL PLANE, CITY OF CHICAGO DATUM, AND AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOTS 10 AND 11 A DISTANCE OF 53.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE SOUTHWESTERLY FORMING AN ANGLE OF 68 DEGREES 58 MINUTES 12 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 116.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 10

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## LEGAL DESCRIPTION OF COMMERCIAL PARCEL - PAGE 3

AND 11 AND ALONG THE EASTERLY LINE OF NORTH LINCOLN AVENUE FORMING AN ANGLE OF 90 DEGREES 02 MINUTES 38 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 50.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 10 ; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 10 FORMING AN ANGLE OF 89 DEGREES 58 MINUTES 25 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 97.01 FEET TO THE POINT OF BEGINNING ( EXCEPTING THEREFROM THE FOLLOWING DESCRIBED ENTRANCE PARCEL : COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 11 ; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF NORTH LINCOLN AVENUE , A DISTANCE OF 3.03 FEET TO THE POINT OF BEGINNING OF SAID ENTRANCE PARCEL HEREIN DESCRIBED ; THENCE NORTHEASTERLY FORMING AN ANGLE OF 90 DEGREES TO THE LEFT , A DISTANCE OF 10.97 FEET TO A POINT ; THENCE NORTHWESTERLY FORMING AN ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 1.83 FEET TO A POINT ; THENCE NORTHEASTERLY FORMING AN ANGLE OF 90 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE , A DISTANCE OF 15.90 FEET TO A POINT ; THENCE NORTHWESTERLY FORMING AN ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 3.00 FEET TO A POINT; THENCE NORTHEASTERLY FORMING AN ANGLE OF 136 DEGREES 26 MINUTES 19 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 22.16 FEET TO A POINT; THENCE NORTHEASTERLY FORMING AN ANGLE OF 133 DEGREES 33 MINUTES 41 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 32.63 FEET TO A POINT; THENCE SOUTHEASTERLY FORMING AN ANGLE OF 90 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 8.00 FEET TO A POINT; THENCE NORTHEASTERLY FORMING AN ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 18.00 FEET TO A POINT; THENCE NORTHWESTERLY FORMING AN ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 22.50 FEET TO A POINT; THENCE SOUTHWESTERLY FORMING AN ANGLE OF 90 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE , A DISTANCE OF 16.61 FEET TO A POINT ; THENCE SOUTHEASTERLY FORMING AN ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 5.14 FEET TO A POINT; THENCE SOUTHWESTERLY FORMING AN ANGLE OF 90 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 56.10 FEET TO A POINT ; THENCE NORTHWESTERLY FORMING AN ANGLE OF 90 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 2.40 FEET TO A POINT; THENCE SOUTHWESTERLY FORMING AN ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 15.90 FEET TO A POINT ; THENCE NORTHWESTERLY FORMING AN ANGLE OF 90 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 3.50 FEET TO A POINT; THENCE SOUTHWESTERLY FORMING AN ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 6.41 FEET TO A POINT ; THENCE SOUTHEASTERLY FORMING AN ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 1.70 FEET TO A POINT; THENCE SOUTHWESTERLY FORMING AN ANGLE OF 90 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 4.56 FEET TO A POINT; THENCE SOUTHEASTERLY FORMING AN ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 20.30 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.



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LEGAL DESCRIPTION OF COMMERCIAL PARCEL - PAGE 4

PARCEL 4 / BUILDING # 4 : COMMERCIAL AREA

LOTS 12 AND 13 TAKEN AS A TRACT IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 AND THE NORTH HALF OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING 17.60 FEET ABOVE HORIZONTAL PLANE AND 33.43 FEET BELOW HORIZONTAL PLANE, CITY OF CHICAGO DATUM, AND AT THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOTS 12 AND 13, A DISTANCE OF 52.65 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 13, THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 13, FORMING AN ANGLE OF 68 DEGREES 57 MINUTES 06 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 135.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13, THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF NORTH LINCOLN AVENUE FORMING AN ANGLE OF 90 DEGREES 03 MINUTES 44 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 49.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 12; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 12 FORMING AN ANGLE OF 89 DEGREES 57 MINUTES 22 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE A DISTANCE OF 116.20 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 13 IN SAID SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 13 A DISTANCE OF 60.84 FEET TO A POINT; THENCE NORTHWESTERLY AT A RIGHT ANGLE OF THE LAST DESCRIBED COURSE A DISTANCE OF 22.44 FEET TO A POINT; THENCE NORTHEASTERLY AT A RIGHT ANGLE OF THE LAST DESCRIBED COURSE A DISTANCE OF 54.74 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 13 TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

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Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of the property set forth in the Declaration of Covenants, Conditions, Restrictions and Easements (the "Declaration"), and Grantor reserves the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration as though the provisions of the Declaration were recited and stipulated at length herein.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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.

Dated: 12/22/98

Signature: Alfred M. Chermont  
Grantor or Agent

Subscribed and sworn to before me by the said agent, this 22nd day of Dec., 1998.

[Signature]  
Notary Public  
OFFICIAL SEAL  
LOUIS PRETEKIN  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. JAN. 26, 1999

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.

Dated: 12/22/98

Signature: Alfred M. Chermont  
Grantor or Agent

Subscribed and sworn to before me by the said agent, this 22nd day of Dec., 1998.

[Signature]  
Notary Public  
OFFICIAL SEAL  
LOUIS PRETEKIN  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. JAN. 26, 1999

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.

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