# UNOFFICIAL COP90/01/28 32 001 Page 1 of

2000-10-27 11:04:44

Cook County Recorder

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### SPECIAL WARRANTY DEED

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THIS AGREEMENT, made as of October 9, 2000, between Lincoln Ridge North Condominiums, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Milenko Skutor and Nada D. Skutor, husband and vife, NOT as joint tenants NOR as tenants in common,



BUT AS TENANTS IN THE ENTIRETY of Cook County, Illino's, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by the party of the second t art, not in Tenancy in Common, but in JOINT TENANCY with rights of survivorship, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

> See Exhibit "A" attached nereto and by this reference made a part hereof

Permanent Real Estate Numbers: 10-27-307-063

MAIL TAX Bill TO:

3/6/4/5 Address(es) of real estate: Unit No. 212 7450 North Lincoln Avenue, Skokie, Illinois 60076

Grantor also hereby grants to the Grantee, its successors and assigns, all rights and comments appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

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

> VILLAGE OF SKOKIE, ILLINOIS Economic Development Tax Skokie Code Chapter 10 Paid: \$588.00 Skokie Office 10/11/00

# UNOFFICIAL COPY 00846634

Three percent (3%) of the purchase price of this unit will be placed in an escrow account for at least one (1) year for the purpose of guarantying the warranties of the Grantor, as provided by the Skokie Village Code. Any rights Grantee may have to the escrow account shall inure to the benefit of subsequent purchasers of the unit. For further details, consult to Skokie Legal Department.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first party, either in law or equity, of, in and to the above described premises, with the hereditarients and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns not in Tenancy in Common, but in JOINT TENANCY with rights of survivorship, forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and 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 incumbered 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, it WILL WARRANT AND DEFEND, subject to the items listed in Paragraph 8 of the Purchase Agreement between the party of the first part and the party of the second part.

#### THIS INSTRUMENT WAS PREPARED BY:

AFTER RECORDING RETURN TO:

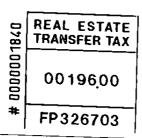
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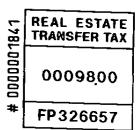
Sharon Z. Letchinger Schwartz, Cooper, Greenberger & Krauss 180 North LaSalle Street **Suite 2700** Chicago, Illinois 60601

Mail Tax Bill to:









# **UNOFFICIAL COPY**

00846634

IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of the day and year first above written.

> LINCOLN RIDGE NORTH CONDOMINIUMS, L.L.C., an Illinois limited liability company

By: Lincoln Ridge Holdings Company, an Illinois limited liability company, its manager

> By: Robin Construction Corporation, an Illinois corporation, its manager

Dy	. Room Constituction Corporation, an Illinois
	corporation, its manager
	By: a State of the last of the
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STATE OF ILLINOIS	
COUNTY OF COOK)	
I, Sinda Sarkonti	a Notary Public in and for said County, in
the State aforesaid, DO HEREBY CERTIFY to	at Richard Robin personally known
to me to be the President	of Fobin Construction Corporation, an Illinois
corporation, the Manager of Lincoln Ridge Hole	dings Company, LLC, an Illinois limited liability
company, Manager of Lincoln Ridge North Con	
company, personally known to me to be the san	
foregoing instrument, appeared before me this d	
	vered the said insuran ent his free and voluntary
act, and as the free and voluntary act and deed o	f said company, for the uses and purposes therein
set forth.	$T_{0}$

Given under my hand and official seal, this day of Os

My commission Expires: 9 - 11 - 01

## **UNOFFICIAL COPY**

00846634

## EXHIBIT "A'

### **LEGAL DESCRIPTION**

#### PARCEL 1:

UNIT 212 IN THE LINCOLN RIDGE NORTH CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT "A" IN LINCOLN RIDGE BEING A SUBDIVISION OF PART OF THE SOUTHWEST 4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERILIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1998 AS DOCUMENT NUMBER 98572643, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED 10/100 AS DOCUMENT NUMBER 20186109 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMINIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 24 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 201864.9

#### PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS AND BY-LAWS FOR LINCOLN RIDGE HOMEOWNERS ASSOCIATION RECORDED JULY 15, 1998 AS DOCUMENT NUMBER 98613434.