

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 hereditaments 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:


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


AFTER RECORDING RETURN TO:

John Rubeznick
140 S. Dearborn #1610
Chicago IL 60603

Mail Tax Bill to:

M. Lenko Skutor
7450 N. Lincoln Avenue #212 Chicago IL
60076

STATE TAX	STATE OF ILLINOIS	# 000001840	REAL ESTATE TRANSFER TAX
	 OCT. 27.00		00196.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326703

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 000001841	REAL ESTATE TRANSFER TAX
	 OCT. 27.00		00098.00
	REVENUE STAMP		FP326657

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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

By: _____
Its: _____

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Linda Szarkowski a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard Tobin personally known to me to be the President of Robin Construction Corporation, an Illinois corporation, the Manager of Lincoln Ridge Holdings Company, LLC, an Illinois limited liability company, Manager of Lincoln Ridge North Condominiums, 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 this day in person, and acknowledged that as such President he signed and delivered the said instrument his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of October, 2000.



Linda Szarkowski
Notary Public

My commission Expires: 9-25-02

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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 ¼ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 10/6/00 AS DOCUMENT NUMBER 00786909 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER ^R24 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 00786909

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.