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2000-12-08 13:20:57
Cook County Recorder 25.00

① 78879838
This Instrument was prepared by:
David G. Spak, Attorney at Law
One Northfield Plaza, Suite 210
Northfield, Illinois 60093



After Recording, Forward to:
Bennett Klasky, Esq.
555 Skokie Blvd., Ste 500
Northbrook, Illinois 60062

Send Future Tax Bills to:
Christo and Mary Karras
110 North Milwaukee Ave., Unit 2-208
Wheeling, Illinois 60090

SPECIAL WARRANTY DEED

THE GRANTOR, ONE MILWAUKEE PLACE, L.L.C., of 1400 South Wolf Road, Building 100, Wheeling, Illinois 60090, 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, for the consideration of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS and WARRANTS unto CHRISTOPHER KARRAS and MARY KARRAS, husband and wife, not as tenants in common and not as joint tenants, but as TENANTS BY THE ENTIRETY, of 217 Saratoga Court, Gurnee, Illinois, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

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LEGAL DESCRIPTION: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF
PIN: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF
ADDRESS OF PROPERTY: Unit 2-208, One Milwaukee Place Condominium, 110 North Milwaukee Avenue, Wheeling, Illinois 60090

Grantor also hereby grants to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions Covenants and By-Laws for One Milwaukee Place Condominium Association made the 6th day of August, 2000, and recorded on August 25, 2000, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 00660793, as amended and supplemented from time to time, including pursuant to that certain First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for One Milwaukee Place Condominium Association recorded on November 22, 2000 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 00921069, and pursuant to that certain Second Amendment of Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for One Milwaukee Place Condominium Association recorded on December 1, 2000 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 00 943266 (collectively, the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

SUBJECT TO: (i) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of closing; (ii) special taxes or assessments for improvements not yet completed; (iii) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights, including a Declaration of Covenants, Conditions, Restrictions and Easements affecting the entire development of which the Real Estate is a part; (iv) the Illinois Condominium Property Act; (v) the plat attached to and made a part of the Declaration; (vi) terms, provisions and conditions of the condominium documents, including all amendments and exhibits thereto; (vii) applicable zoning and building laws and ordinances; (viii) easements, roads and highways, if any; (ix) unrecorded public utility easements, if any; (x) Grantee's mortgage, if any; (xi) plats of dedication and plats of subdivision and covenants thereon; (xii) acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee; (xiii) liens and other matters of title over which Grantor's title insurer is willing to insure without cost to Grantee, (xiv) encroachments, if any; and (xv) assessments under Wheeling

BOX 333-CT1

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STREET ADDRESS: 110 N. MILWAUKEE UNIT 2-208
CITY: WHEELING COUNTY: COOK
TAX NUMBER: 03-02-410-008-0000

LEGAL DESCRIPTION:

PARCEL 1:

PROPOSED UNIT NUMBER 2-208 IN THE ONE MILWAUKEE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 2 AND 7 (EXCEPT THAT PART OF SAID LOT 7 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 21 DEGREES, 38 MINUTES, 56 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 170.37 FEET TO A POINT; THENCE NORTH 68 DEGREES, 21 MINUTES, 04 SECONDS EAST, 69.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 68 DEGREES, 21 MINUTES, 04 SECONDS EAST, 83.70 FEET; THENCE SOUTH 21 DEGREES, 38 MINUTES, 56 SECONDS EAST, 206.0 FEET; THENCE SOUTH 68 DEGREES, 21 MINUTES, 04 SECONDS WEST, 83.70 FEET TO THE WESTERLY LINE OF SAID LOT 7; THENCE NORTH 21 DEGREES, 38 MINUTES, 56 SECONDS ~ ALONG THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 206.0 FEET TO THE POINT OF BEGINNING), ALL IN ONE MILWAUKEE PLACE SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00660793, 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 P-42, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00660793, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME

AND STORAGE SPACE 2-208

- PIN: 03-02-410-008*
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Cook County Clerk's Office 00969371