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05/7/019 10 001 Page 1 of 3
2001-03-02 14:11:27
Cook County Recorder 47.00

SPECIAL WARRANTY DEED



The Grantor, EVANSTON GALLERIA INVESTORS, L.L.C. an Illinois limited liability company, pursuant to authority granted to them, and in pursuance of every other power and authority then enabling, and in consideration of the sum of TEN DOLLARS (\$10.00), receipt whereof is hereby acknowledged, does hereby convey and warrant unto LOLA SHAPIRO, Grantee, of P.O. Box 309, Wilmette, Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description (see reverse side)

Permanent Tax Number 11-18-126-013-0000
Commonly known as 807 Church - #110 & P-1, Evanston, Illinois.

Subject to: General real estate taxes for 2000 and subsequent years; Evanston Galleria Condominium Declaration of Covenants, Conditions, Restrictions, and Easements including all amendments and exhibits thereto; easements, agreements, conditions, covenants, building lines and restrictions of record; zoning and building laws and ordinances and other ordinances of record; encroachments, if any, that do not affect the residential use of the premises; acts done or suffered by or through the Purchaser.

TO HAVE AND TO HOLD said premises, forever.

Dated this 28th day of FEBRUARY 2001.

EVANSTON GALLERIA INVESTORS, L.L.C.

BY:

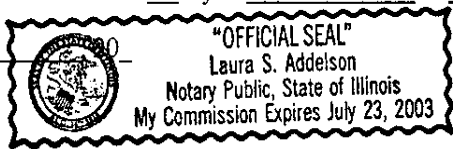
[Signature]
MEMBER

[Signature]
MEMBER

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the state of Illinois, DO HEREBY CERTIFY that ROBERT HORNER and IBRAHIM SHIHADÉH as members of EVANSTON GALLERIA INVESTORS, L.L.C. an Illinois limited liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the purposes therein set forth.

Given my hand and official seal this 28th day of Feb. 2001.

Commission expires



[Signature]
Notary Public

BOX
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This instrument prepared by Laura S. Addelson, Esq. 500 Davis Center, Suite 701 Evanston, Illinois 60201.
Mail recorded document to: Jay Zabel, 55 West Washington - Suite 3950, Chicago, Illinois 60603.

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CENTENNIAL TITLE INCORPORATED

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PARCEL 1:

UNITS 410 AND P-1 IN EVANSTON GALLERIA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND:

LOTS 7 THROUGH 13, EXCEPTING THEREFROM THAT PORTION OF SAID LOTS 7 TO 13, INCLUSIVE IN THE RESUBDIVISION OF BLOCK 17 IN EVANSTON, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: TO WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7 IN THE SAID RESUBDIVISION OF SAID BLOCK 17 IN EVANSTON, COOK COUNTY, ILLINOIS; THENCE RUNNING SOUTH ALONG AND UPON THE EAST LINE OF SAID LOT 7, A DISTANCE OF 80 FEET; THENCE RUNNING WEST ALONG AND UPON A LINE PARALLEL WITH THE NORTH LINE OF LOT 7, A DISTANCE OF 35 FEET; THENCE SOUTH ALONG AND UPON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 5 FEET; THENCE RUNNING WEST ALONG AND UPON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOTS 7 TO 11, A DISTANCE OF 185 FEET; THENCE RUNNING NORTH ALONG AND UPON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 85 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 11, 220 FEET FROM THE NORTH EAST CORNER OF SAID LOT 7; THENCE EAST ALONG AND UPON THE NORTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID LOTS 10 TO 7, INCLUSIVE, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING BELOW AN ELEVATION OF 36.00 FEET, CITY OF EVANSTON DATUM, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010158162 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT, APPURTENANT TO PARCEL 1, FOR INGRESS AND EGRESS OF PERSONS AND VEHICLES OVER THE WEST 28.5 FEET OF THAT PART OF LOTS 7 THROUGH 11, BOTH INCLUSIVE, IN THE RESUBDIVISION OF BLOCK 17 IN EVANSTON, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 03, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 80 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 35 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 5 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOTS 7 TO 11, A DISTANCE OF 185 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 85 FEET, TO A POINT IN THE NORTH LINE OF SAID LOT 11 WHICH IS 220 FEET WEST, MEASURED ALONG SAID NORTH LINE OF LOTS 7 THROUGH 11, OF THE NORTHEAST CORNER OF SAID LOT 7; THENCE EAST ALONG SAID NORTH LINE OF LOTS 7 THROUGH 11, TO THE POINT OF BEGINNING, AS CONTAINED IN THE AGREEMENT DATED APRIL 6, 1989, AND RECORDED APRIL 10, 1989, AS DOCUMENT 89154855, IN COOK COUNTY, ILLINOIS.

THE TENANT OF UNIT 410 AND P-1 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL;

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 said property set forth in the declaration of condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said 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 said declaration the same as though the provisions of said declaration were recited and stipulated at length herein

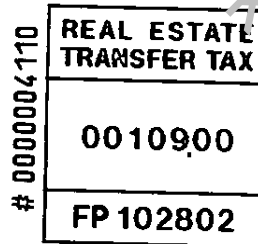
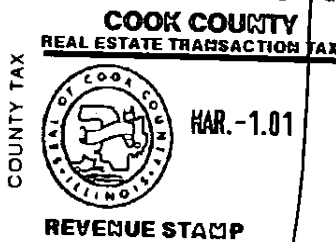
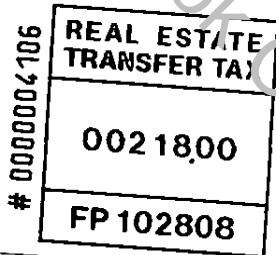
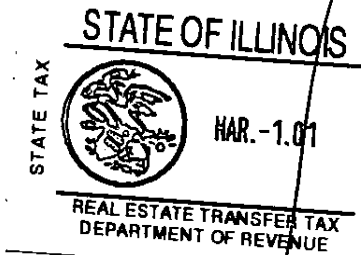
CITY OF EVANSTON 008873

Real Estate Transfer Tax

City Clerk's Office

PAID FEB 27 2001 AMOUNT \$ 1090⁰⁰ ~~XX~~

Agent MPM



Property of Cook County Clerk's Office