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SPECIAL WARRANTY DEED

THIS AGREEMENT, made as of February 14, 2001, 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 Robert B. Higley

of Cook County, Illinois, 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 part, 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 hereto and by this reference made a part hereof

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

Address(es) of real estate: Unit No. 606 7450 North Lincoln Avenue, Skokie, Illinois 60076

Grantor also hereby grants to the Grantee, its successors and assigns, all rights and easements 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.

Three percent (3%) of the purchase price of this unit will be placed in an escrow account for at

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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 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.

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: [Signature]  
Its: [Signature]

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Skokie Code Chapter 10  
Paid: \$603.00  
Skokie Office 02/13/01

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	 FEB. 15. 01	0020100
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP326703

# 0000002429

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	 FEB. 15. 01	0010050
	REVENUE STAMP	FP326657

# 0000000192

# UNOFFICIAL COPY

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 Robin 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 14<sup>th</sup> day of February, 2001.




Linda Szarkowski  
Notary Public

My commission Expires: \_\_\_\_\_

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:

 Bob Higley  
7450 N LINCOLN AVE # 606  
SKOKIE, IL 60076

Mail Tax Bill to:

Bob Higley - 7450 N LINCOLN AVE # 606  
SKOKIE, IL 60076

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# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 606 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 10/06/2000 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 29 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.

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