

UNOFFICIAL COPY

0011018090

8/7/0224 18 001 Page 1 of 3

2001-10-31 14:00:25

Cook County Recorder 25.00

SPECIAL WARRANTY DEED



0011018090

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 RICHARD SMIGIEL and MONICA MAHAN, of 2830 North Burling, Chicago, Illinois 60657, Grantees, not as Tenants in Common, but as JOINT TENANTS, with right of survivorship, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*3/20*

Legal Description (see reverse side)

Permanent Tax Number 11-18-126-013-0000  
Commonly known as 807 Church - Unit 207 and P-17, 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, private, public utility easements, public roads and highways, 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.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises not as Tenants in Common, but as JOINT TENANTS, with right of survivorship, forever.

Dated this 29<sup>th</sup> day of Oct, 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 aforesaid, DO HEREBY CERTIFY that ROBERT HORNER and IBRAHIM SHIHADDEH 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 29<sup>th</sup> day of Oct, 2001

Commission expires 2003  
"OFFICIAL SEAL"  
Laura S. Addelson  
Notary Public, State of Illinois  
My Commission Expires July 23, 2003

[Signature]  
Notary Public

This instrument prepared by Laura S. Addelson, Esq. 500 Davis Center, Suite 701 Evanston, Illinois 60201.  
Mail recorded document to: Cherie E. Thompson, Esq., Thompson & Thompson, 19 South LaSalle - Suite 202, Chicago, IL 60603.

*B/L 343*

*1908/90 CE 1 @*  
CENTENNIAL TITLE INCORPORATED

# UNOFFICIAL COPY

## PARCEL 1:

UNIT 207 & P-17, 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, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN 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 10, 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 0010153162; AMENDED BY CONDOMINIUM AMENDMENT RECORDED JULY 2, 2001 AS DOCUMENT 0010582899; 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 18, 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.

06081011

# UNOFFICIAL COPY

THE TENANT OF UNIT 207 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL;

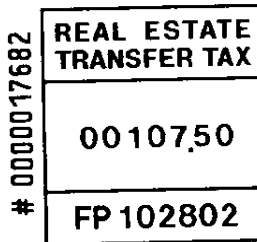
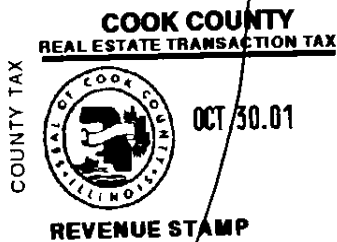
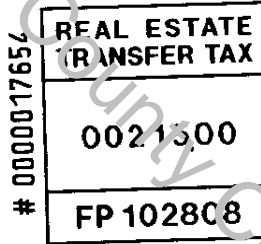
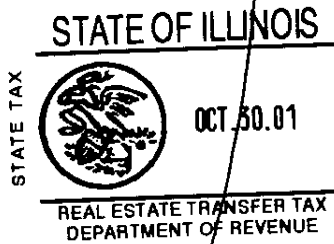
Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and grantor reserves to itself, its successors 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**      **010186**  
**Real Estate Transfer Tax**  
**City Clerk's Office**

~~PMD~~ ~~OCT 29 2000~~ AMOUNT \$ 1075<sup>00</sup> ~~RK~~

Agent CMD



**11018090**