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2002/11/18 11:15:35
Cook County Recorder 30.50



Chicago Title Insurance Company

SPECIAL
WARRANTY DEED
LIMITED LIABILITY COMPANY
TO
INDIVIDUAL



0021264743

FIRST AMERICAN TITLE

ORDER # 161837

THE GRANTOR(S), OPTIMA CENTER EVANSTON LIMITED PARTNERSHIP, An Illinois Limited Partnership, 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, of the Village of Glencoe, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to GAY E. MENGES, not individually but solely as trustee of the Gay E. Menges Declaration of Trust Dated March 14, 1994

(GRANTEE'S ADDRESS) 1120 Elmwood, Evanston, IL 60202
of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED, EXHIBIT "A"

SUBJECT TO: SEE ATTACHED EXHIBIT "A"

Permanent Real Estate Index Number(s): 11-18-311-036; 11-18-311-037
Address(es) of Real Estate: Unit PH 07, 1580 Sherman Ave., Evanston, Illinois 60201

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by DAVID C. HOVEY, Manager of OPTIMA CENTER EVANSTON DEVELOPMENT, L.L.C., an Illinois Limited Liability Company, General Partner of OPTIMA CENTER EVANSTON LIMITED PARTNERSHIP, An Illinois Limited Partnership, this 21st day of October, 2002

OPTIMA CENTER EVANSTON LIMITED PARTNERSHIP
An Illinois Limited Partnership

BY: OPTIMA CENTER EVANSTON DEVELOPMENT, L.L.C.
An Illinois Limited Liability Company, its General Partner

BY: [Signature]
DAVID C. HOVEY, MANAGER

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gg

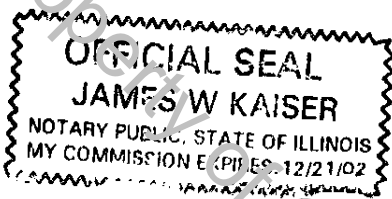
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STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DAVID C. HOVEY, personally known to me to be the duly authorized Manager of OPTIMA CENTER EVANSTON DEVELOPMENT, L.L.C., an Illinois Limited Liability Company, as General Partner of OPTIMA CENTER EVANSTON LIMITED PARTNERSHIP, an Illinois Limited Partnership, and 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21st day of October, 2002



(Notary Public)

Prepared By: Richard J. Nakon
121 East Liberty Street, Suite 3
Wauconda, Illinois 60084

Mail To:
Judith Kavanagh-01k Ltd.
306 Lawndale, #100
Wilmette, IL 60091

Name & Address of Taxpayer:
Gay Menges
#PH07, 1580 Sherman Ave.
Evanston, IL 60201

CITY OF EVANSTON 012058
Real Estate Transfer Tax
City Clerk's Office

PAID OCT 09 2002 AMOUNT \$ 1,785.00

Agent mp

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PARCEL 1:

UNIT PH07, IN THE OPTIMA TOWERS EVANSTON CONDOMINIUM, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DELINEATED ON A SURVEY ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, RESTRICTIONS AND COVENANTS, RECORDED MARCH 22, 2002 AS DOCUMENT 0020329861, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS, AS DEFINED AND DELINEATED IN THE OPERATING AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, RECORDED MARCH 7, 2002 AS DOCUMENT 0020263492

PARCEL 3:

EXCLUSIVE RIGHT TO USE PARKING SPACE ^{P-140} AS A LIMITED COMMON ELEMENT AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, RESTRICTIONS AND COVENANTS RECORDED MARCH 22, 2002 AS DOCUMENT 0020329861, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, 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 AS THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION ARE RECITED AND STIPULATED AT LENGTH HEREIN.

Subject to:

(a) current general real estate taxes, taxes for subsequent years and special taxes or assessments; (b) the Act; (c) the Declaration; (d) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (e) encroachments onto the Property, if any; (f) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (g) covenants, conditions, agreements, building lines and restrictions of record as of the Closing Date; (h) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided therefor; (i) rights of the public, the local municipality and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Property, (j) roads or highways, if any; (k) Purchaser's mortgage, if any; (l) liens, encroachments and other matters over which "Title Company" (hereinafter defined) is willing to insure at Seller's expense; and (m) liens or encumbrances of a definite or ascertainable amount which may be removed at the time of Closing by payment of money at the time of Closing; and (n) Operating Agreement And Declaration of Covenants, Conditions, Restrictions and Easements.

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 21st, 2002.

Signature: _____

Ante Carlo
Grantor or Agent
OFFICIAL SEAL
PHYLLIS WITTRY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 02/25/03

Subscribed and sworn to before me by the said AGENT this 21st day of October, 2002
Notary Public Phyllis Wittry

The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated October 21st, 2002

Signature: _____

Ante Carlo
Grantee or Agent
OFFICIAL SEAL
PHYLLIS WITTRY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 02/25/03

Subscribed and sworn to before me by the said AGENT this 21st day of October, 2002
Notary Public Phyllis Wittry

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

