

UNOFFICIAL COPY



0312820057

Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/08/2003 11:41 AM Pg: 1 of 3



Chicago Title Insurance Company

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
TENANCY BY THE  
ENTIRETY

FIRST AMERICAN TITLE

424940

THE GRANTOR(S), OPTIMA MAPLE EVANSTON LIMITED PARTNERSHIP, an Illinois Limited Partnership, created and existing under and by virtue of the laws of the State of Illinois, of the City 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 Michael Kaven and Victoria Kalika, HUSBAN & WIFE  
Not as tenants in common, NOT as joint tenants, BUT AS TENANTS BY THE ENTIRETY  
(GRANTEE'S ADDRESS) 1340 N. Astor St., #1601, Chicago, IL 60610  
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:

3

SEE LEGAL DESCRIPTION ATTACHED, EXHIBIT "A"

SUBJECT TO: SEE ATTACHED, EXHIBIT "A"

Permanent Real Estate Index Number(s): 11-18-117-010-0000  
Address(es) of Real Estate: Unit 402, 1720 Maple Ave., Evanston, Illinois 60201

Dated this 24th day of April, 2003

OPTIMA MAPLE EVANSTON LIMITED PARTNERSHIP  
an Illinois Limited Partnership

By: OPTIMA MAPLE EVANSTON DEVELOPMENT, L.L.C.  
an Illinois Limited Liability Company,  
its General Partner

By: [Signature]  
DAVID C. HOVEY  
Manager

CITY OF EVANSTON 012916

Real Estate Transfer Tax

City Clerk's Office

PAID APR 18 2003 AMOUNT \$ 1535.00

Agent [Signature]

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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 MAPLE EVANSTON DEVELOPMENT, L.L.C., an Illinois Limited Liability Company, as General Partner of OPTIMA MAPLE EVANSTON LIMITED PARTNERSHP, an Illinois Limited Partnership, and personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such DAVID C. HOVEY and Manager, 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 24th day of April, 2003.


*Mani Gablonke* (Notary Public)  
OFFICIAL SEAL  
MANI GABLONKE  
NOTARY PUBLIC  
STATE OF ILLINOIS  
COMM. NO. 011-03-000000000000  
EXPIRES 12/31/04  
1000 N. LAKE ST. SUITE 100  
EVANSTON, IL 60120  
TEL: 847.329.8200

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

Mail To: MARL S. LICHTMAN  
123 NORTH WACKER DRIVE  
SUITE 575  
CHICAGO, ILLINOIS 60606

Name & Address of Taxpayer:  
Michael Kaven  
Victoria Kalika  
#402, 1720 Maple Avenue  
Evanston, IL 60201

STATE TAX




STATE OF ILLINOIS  
APR. 28. 03  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000050860

REAL ESTATE TRANSFER TAX
00307.00
FP326669

COUNTY TAX



COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
APR. 28. 03

# 0000101629

REAL ESTATE TRANSFER TAX
00153.50
FP326670

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UNIT NO. 402 IN THE OPTIMA VIEWS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARTS OF LOT 1 IN OPTIMA VIEWS RESUBDIVISION, BEING A RESUBDIVISION OF LOT 3, IN CHURCH MAPLE SECOND RESUBDIVISION, IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 0030370729, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B1" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 15, 2003, AS DOCUMENT NO. 0310527146, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS 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 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 First American Title Company 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.