



Doc#: 0336333197  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/29/2003 11:26 AM Pg: 1 of 3

== Above Space For Recorder's Use ==

Warranty Deed

Grantor, Woodlands of Morton Grove, LLC, an Illinois Limited Liability Company, of the Village of Morton Grove, State of Illinois, County of Cook, for and in consideration of Ten Dollars (\$10.00) in hand paid, conveys and warrants to John Karfias, of the City of Chicago, State of Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Unit 1-2B in The Woodlands Of Morton Grove Condominium, as delineated on a survey of part of the West 1/2 of the Northwest 1/4 of Section 20, Township 41 North, Range 13 East of the Third Principal Meridian, in Niles Township, Cook County, Illinois, which survey is attached as Exhibit "C" to the Declaration of Lincoln Avenue Condominiums recorded as document number 00451023 and amended and restated and renamed as The Woodlands Of Morton Grove Condominium by document number 0020639239 and as amended from time to time; together with its undivided percentage interest in the common elements.

Parcel 2:

Easement for ingress and egress for the benefit of Parcels 1 and 2 as created by Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded June 7, 2002 as document number 0020639236.

PIN #:

Address of Real Estate: 6275 Lincoln Avenue, Morton Grove, Illinois 60053

10-20-121028-0000, 10-20-301-029-0000  
10-20-301-030-0000

SUBJECT TO: General real estate taxes not due and payable on the date of execution of this Deed; easements, covenants, conditions and restrictions of record as of the date hereof.

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.

Dated this 31st day of October, 2003.

Woodlands Of Morton Grove, LLC, by  
The Elliott Group, Inc., its Managing Member

By: [Signature]  
Its: President

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP  
NO. 00797 AMOUNT \$ 1095<sup>00</sup> DATE 10-30-03  
ADDRESS 6275 LINCOLN  
BY [Signature]  
(VOID IF DIFFERENT FROM DEED)

8179496-23176664 lot 1

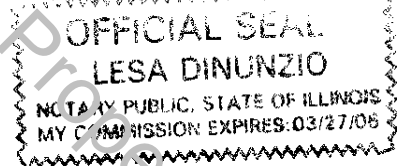
BOX 333-011

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the said County, In the State aforesaid, DO HEREBY CERTIFY THAT Mark Elliott, President of The Elliott Group, Inc., 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 as a duly authorized officer of The Elliott Group, Inc., which is the Manager of Woodlands of Morton Grove, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this 31st day of October, 2003.



*Lesla Dinunzio*  
Notary Public

**Prepared by:**

Elliott & Associates Attorneys, P. C.  
2355 S. Arlington Heights Rd., Suite 230  
Arlington Heights, IL 60005

**Mail and Send Tax Bill to: (Grantee Address)**

John KarfiAS  
6275 Lincoln Ave  
Morton Grove, IL 60053

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
PROPERTY TAX  
COUNTY OF COOK  
CLERK'S OFFICE  
365.00  
1825

# UNOFFICIAL COPY



## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008179696 SH  
STREET ADDRESS: 6275 LINCOLN AVENUE  
CITY: MORTON GROVE COUNTY: COOK  
TAX NUMBER: 10-20-121-028-0000

**LEGAL DESCRIPTION:**

PARCEL 1:

UNIT NUMBER 1-2B IN THE WOODLANDS OF MORTON GROVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN PART OR PARTS OF THE WEST HALF OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN NILES TOWNSHIP, COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF LINCOLN AVENUE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00451023 AND AMENDED AND RESTATED AND RENAMED AS THE WOODLANDS OF MORTON GROVE CONDOMINIUM BY DOCUMENT NUMBER 0020639239 AND AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COVENANTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 7, 2002 AS DOCUMENT NUMBER 0020639236.