

# UNOFFICIAL COPY



Chicago Title Insurance Company

## SPECIAL WARRANTY DEED ILLINOIS STATUTORY

Tenants by the Entirety

### FIRST AMERICAN TITLE

656599



0400611243D

Doc#: 0400611243  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 01/06/2004 03:43 PM Pg: 1 of 3

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 Eric X. Quandt and Karen X. Quandt, Husband & Wife, not as tenants in common or joint tenants, but as Tenants by the Entirety (GRANTEE'S ADDRESS) 870 Private Road, Winnetka, IL 60093 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): 11-18-117-010-0000  
Address(es) of Real Estate: Unit 2730, 1720 Maple Ave., Evanston, Illinois, 60201

Dated this 19th day of December, 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  
Real Estate Transfer Tax  
City Clerk's Office  
014652

PAID DEC 18 2003 AMOUNT \$ 4,680.00  
Agent [Signature]

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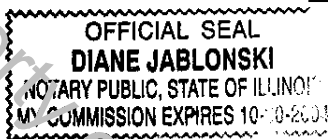
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STATE OF ILLINOIS, COUNTY OF LAKE ss.

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 19th day of December, 2003.

*Diane Jablonski* (Notary Public)



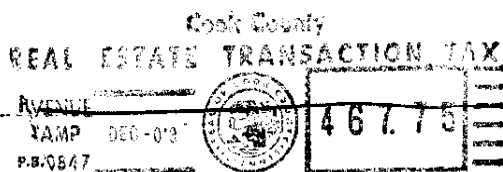
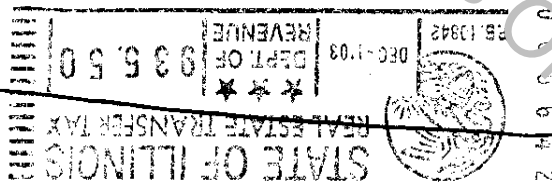
**Prepared By:** Richard J. Nakon  
121 East Liberty Street, Suite 1  
Wauconda, Illinois 60084

**Mail To:**

Sandra Ferguson-McPhee  
825 Green Bay Rd., #270  
Wilmette, IL 60091

**Name & Address of Taxpayer:**

Eric F. & Karen S. Quandt  
#2730, 1720 Maple Avenue  
Evanston, IL 60201



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UNIT NO. 2730 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 Property Sale Contract closing date and such other covenants, conditions, agreements, building lines and restrictions as Seller may request, and to which Purchaser has consented; (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, provided that none of which will impair the use of the Retail Space for retail purposes; (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" 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; (n) right of repurchase in favor of Grantor pursuant to paragraph 25 of the Real Estate Agreement entered into between Grantor and Grantee, which right of repurchase expires on June 19, 2004; and (o) the Easement and Operating Agreement as recorded and amended from time to time.