

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

034329  
THIS INDENTURE, made this 7th day  
of January, 2004, between Euclid Terraces,  
L.L.C., an Illinois Limited Liability Company  
duly authorized to transact business in the  
State of Illinois, ("Grantor"),  
SIVA K. MENON AND SHALINI NAYAR,  
("Grantee") having an address  
of 1405-C N. Harlem Ave.,  
Oak Park, Illinois 60302



Doc#: 0407204152  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 03/12/2004 02:38 PM Pg: 1 of 5

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and  
00/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid by  
the Grantee, the receipt whereof is hereby acknowledged, by these presents does  
REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and  
assigns, by all the following described land, situated in the County of Cook, and State of  
Illinois known and described as follows, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF:

Commonly known as Unit 3-29, 101 N. Euclid Avenue, Oak Park, Illinois 60301

Permanent Index Number: 16-07-224-018-0000

(affects this unit and other property)

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 Ownership  
for Terraces of Oak Park Condominium Association (the "Declaration"), and Grantor  
reserves to itself,

MAIL TO:

Richard Kocurek ATTY  
3306 S. GROVE  
Dennys IL 60402

Send subsequent tax bills to

SIVA K. MENON  
Unit 3-29, 101 N. Euclid Avenue  
Oak Park, Illinois 60301

TX 708 795-0200  
WICOR TITLE INSURANCE

BOX 15

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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.

Together with all and singular the hereditaments and appurtenances thereunder belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rent, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, and their heirs and assigns forever.

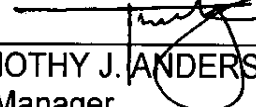
And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and her heirs and assigns, that it has not done or suffered to be done, anything, whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**, subject to:

Current general real estate taxes, taxes for subsequent years and special taxes or assessments; the Illinois Condominium Property Act; the Declaration of Condominium Ownership; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Grantees or anyone claiming, by, through or under Grantees; covenants, conditions, agreements, building lines and restrictions of record; easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto and any easements provided thereto; rights of the public, the Village of Oak Park and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Premises; roads or highways, if any, Grantees' mortgage, if any.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of this 7th day of January, 2004.

EUCLID TERRACES, L.L.C., an Illinois  
Limited Liability Company

By: Focus Management, L.L.C., an Illinois  
Limited Liability Company, its Manager

By:   
TIMOTHY J. ANDERSON,  
Its Manager

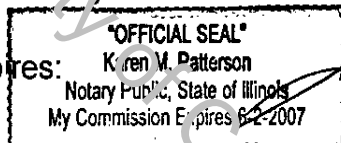
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STATE OF ILLINOIS)  
 )SS  
 COUNTY OF COOK)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY J. ANDERSON personally known to me to be the Manager of Focus Management, L.L.C., an Illinois Limited Liability Company, General Partner of Euclid Terraces, L.L.C., an Illinois Limited Liability Company, 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 as such Manager, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said company as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.


GIVEN under my hand and official seal this 7th day of January, 2004.


Commission expires:



*Karen M. Patterson*  
 NOTARY PUBLIC

This document prepared by: Karen Patterson, Karm, Winand & Patterson, 800 Waukegan Road, Suite 202, Glenview, Illinois 60025

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX MAR. 10.04	# 0000016739	REAL ESTATE TRANSFER TAX 001935.0 FP326757

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS MAR. 10.04	# 0000016739	REAL ESTATE TRANSFER TAX 00387.00 FP 102809

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## EXHIBIT "A"

UNIT NUMBER 3-29 IN THE TERRACES OF OAK PARK TOWNHOME RESIDENCES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARTS OF LOTS 8 AND 9 TOGETHER WITH PART OF THE EAST/WEST FOOT VACATED ALLEY ADJOINING SAID LOTS IN PUBLIC SERVICE COMPANY'S RESUBDIVISION OF LOTS 8 AND 9 IN SECOND RESUBDIVISION OF BLOCK 24 IN J.W. SCOVILLES SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0320519199; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

*Bl* *W*



DEC. 30. 03

# 0002304163

REAL ESTATE TRANSFER TAX
0314400
FP 102801

Office

**UNOFFICIAL COPY****TICOR TITLE INSURANCE COMPANY****ORDER NUMBER:** 2000 000534329 CH**STREET ADDRESS:** 101 N. EUCLID AVE.

UNIT #3-29

**CITY:** OAK PARK**COUNTY:** COOK COUNTY**TAX NUMBER:** 16-07-224-018-0000**LEGAL DESCRIPTION:**

UNIT NUMBER 3-29 IN THE TERRACES OF OAK PARK TOWNHOME RESIDENCES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARTS OF LOTS 8 AND 9 TOGETHER WITH PART OF THE EAST/WEST FOOT VACATED ALLEY ADJOINING SAID LOTS IN PUBLIC SERVICE COMPANY'S RESUBDIVISION OF LOTS 8 AND 9 IN SECOND RESUBDIVISION OF BLOCK 24 IN J. W. SCOVILLES SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0320519199; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

**PARCEL2:**

THE RIGHT TO USE OF P-14 AND P=41, LIMITED COMMON ELEMENTS AS DESCRIBED IN THE AFORESAID DECLARATION.