

UNOFFICIAL COPY



Chicago Title Insurance Company

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY

Individual



Doc#: 0429911076  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 10/25/2004 10:08 AM Pg: 1 of 3

FIRST AMERICAN TITLE

925483  
10/25/04

THE GRANTOR, OPTIMA HORIZONS LIMITED PARTNERSHIP, an Illinois Limited Partnership, of the City of Glencoe, County of Cook, State of Illinois, 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to \_\_\_\_\_  
Sepehr Niakan

(GRANTEE'S ADDRESS) 3600 COLLING AVE, UNIT 15A, MIAMI BEACH, FL. 33140  
of the County of PINE LAKE, 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): 11-18-119-027-0000  
Address(es) of Real Estate: Unit 706, 800 Elgin Ave., Evanston, Illinois 60201

Dated this 1st day of Oct, 2004.

OPTIMA HORIZONS LIMITED PARTNERSHIP  
an Illinois Limited Partnership

By: OPTIMA HORIZONS DEVELOPMENT, L.L.C.  
an Illinois Limited Liability Company  
Its General Partner

By David C. Hovey  
DAVID C. HOVEY  
Manager

CITY OF EVANSTON 016166  
Real Estate Transfer Tax  
City Clerk's Office

PAID SEP 20 2004 MOUNT \$ 1335  
Agent MD

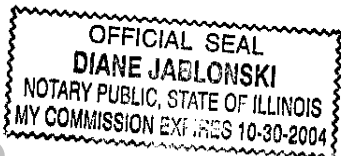
3

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that DAVID C. HOVEY, personally known to me to be the duly authorized Manager of OPTIMA HORIZONS DEVELOPMENT, L.L.C., an Illinois Limited Liability Company, as General Partner of OPTIMA HORIZONS LIMITED PARTNERSHIP, an Illinois Limited Partnership and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such DAVID C. HOVEY and Manager he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of Oct., 2004.



Diane Jablonski (Notary Public)

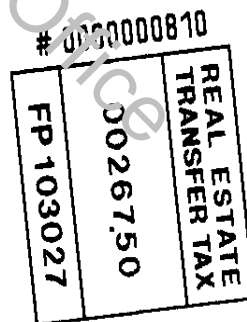
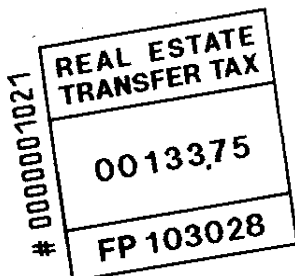
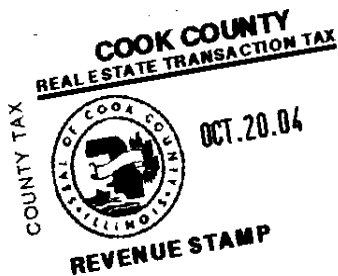
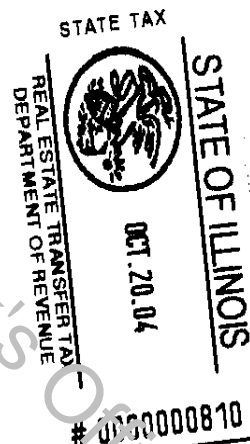
**Prepared By:** Richard J. Nakon  
121 East Liberty Street, Suite 3  
Wauconda, Illinois 60084

**Mail To:**

ANDREW D. WERTH + ASSOC  
2822 CENTRAL ST.  
EVANSTON, IL 60201

**Name & Address of Taxpayer:**

Sepehr Niakan  
~~#706, 800 S. Elgin Rd.~~ #1555 SHERMAN AVE, #205  
Evanston, IL 60201



# UNOFFICIAL COPY

UNIT 706 AND PARKING UNIT P-47 AND P-174 IN OPTIMA HORIZONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN OPTIMA HORIZONS AMENDED AND RESTATED RESUBDIVISION, IN BLOCK 8 IN THE VILLAGE OF EVANSTON, IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0421734058 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 Parcel; (j) roads or highways, if any; (k) Purchaser's mortgage, if any; and (l) liens, encroachments and other matters over which First American Title Company is willing to insure at Seller's expense; (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 24 of the Real Estate Agreement entered into between Grantor and Grantee, which right of repurchase expires on March 29, 2005; and (o) Operating Agreement.