

UNOFFICIAL COPY



Chicago Title Insurance Company

SPECIAL WARRANTY DEED ILLINOIS STATUTORY

Joint Tenancy



04302113420

Doc#: 0430211342
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/28/2004 01:49 PM Pg: 1 of 3

FIRST AMERICAN TITLE

925446

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 Karen S. Quandt and Eric F. Quandt, as joint tenants with right of survivorship.

(GRANTEE'S ADDRESS) 1720 Maple Ave., #2730, Evanston, IL 60201
of the County of Cook, 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 709, 800 Elgin Ave., Evanston, Illinois 60201

30x

Dated this 28th day of September, 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 016170
Real Estate Transfer Tax
City Clerk's Office

PAID SEP 20 2004 AMOUNT \$ 1735⁰⁰

Agent EMD

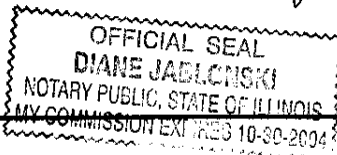
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STATE OF ILLINOIS, COUNTY OF LAKE ss.

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 28th day of September, 2004.

Diane Jablonski (Notary Public)



Prepared By: Richard J. Nakon
121 East Liberty Street, Suite 2
Wauconda, Illinois 60084

Mail To:
Sandra McPhee
825 Green Bay Rd., Ste. 270
Wilmette, IL 60091

Name & Address of Taxpayer:

Karen S. Quandt
Eric F. Quandt
#709, 800 S. Elgin Rd.
Evanston, IL 60201

COUNTY TAX

REVENUE STAMP

OFFICIAL SEAL OF COOK COUNTY
STATE OF ILLINOIS
OCT. 25.04

COOK COUNTY
REAL ESTATE TRANSACTION TAX

0000001150

REAL ESTATE TRANSFER TAX
00173.25
FP 103028

STATE TAX

REVENUE STAMP

OFFICIAL SEAL OF STATE OF ILLINOIS
OCT. 25.04

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000939

REAL ESTATE TRANSFER TAX
00346.50
FP 103027

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UNIT 709 AND PARKING UNIT P-330 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 27, 2005; and (o) Operating Agreement.