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Chicago Title Insurance Company

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY

TENANTS BY THE ENTIRETY



0501940182D

Doc#: 0501940182
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/19/2005 11:13 AM Pg: 1 of 3

996834
FIRST AMERICAN TITLE
10/2

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 Tom J. Nicolaou & Lamprini Nicolaou, husband & wife, as tenants by the entirety.

(GRANTEE'S ADDRESS) 138 Golfview Circle, Prospect Hts., IL 60070
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 1212, 800 Elgin Ave., Evanston, Illinois 60201

Dated this 15th day of December, 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
Real Estate Transfer Tax
City Clerk's Office
016662

PAID DEC 13 2004 AMOUNT \$ 1430.00
Agent CMD

CR

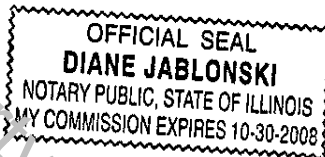
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STATE OF ILLINOIS, COUNTY OF LAKE ss.

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 15th day of December, 2004.

Diane Jablonski (Notary Public)



Prepared By: Richard J. Nakon
121 East Liberty Street, Suite 5
Wauconda, Illinois 60084

Mail To:

John Mantas
6601 N. Avondale, #203
Chicago, IL 60631

Name & Address of Taxpayer:

Tom J. & Lamprini Nicolaou
#1212, 800 S. Elgin Rd.
Evanston, IL 60201

STATE TAX
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
JAN. 12. 05
0000000000

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
JAN. 12. 05
0000004444

REAL ESTATE TAX	00285.50
REAL ESTATE TRANSFER TAX	FP 103027

REAL ESTATE TAX	00142.75
REAL ESTATE TRANSFER TAX	FP 103028

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UNIT 1212 AND PARKING UNITS P-220 AND P-238 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 June 13, 2005; and (o) Operating Agreement.