

UNOFFICIAL COPY

Prepared by:

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When recorded return to:
Richard Medick
70 Whitehall Ct
Buffalo Grove IL
60089



Doc#: 0504033214
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/09/2005 12:59 PM Pg: 1 of 3

(1all)

SPECIAL WARRANTY DEED

GRANTOR, NILES CENTER DEVELOPMENT, LLC, an Illinois limited liability company, Illinois, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, by these presents does here by **REMISE, RELEASE, ALIEN and CONVEY** unto GRANTEES, **YURI ROZENBLAT and DIANA ROZENBLAT**, husband and wife of 9130 Kolmar Avenue, Skokie, Illinois 60076, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

See Exhibit A attached hereto and incorporated herein.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: See attached Exhibit A.

Permanent Real Estate Index No.: 10-21-405-026-0000 AND 10-21-405-027-0000
Address of Real Estate: 8232 Niles Center Road, Unit 412 and G7, Skokie, Illinois 60077

Grantor also hereby grants to the Grantees, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights of easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights of 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.

DATED this 8th day of February, 2005.

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
~~Skokie Code Chapter 10~~
Paid: \$477
Skokie Office 02/07/05

NILES CENTER DEVELOPMENT, LLC
an Illinois limited liability company

By: [Signature]
Ted Arvanitis, Member

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EXHIBIT A

Legal Description

PARCEL ONE: UNIT 412 and G7, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN NILES CENTER CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED DECEMBER 14, 2004 AS DOCUMENT NO. 0434934084, IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT KNOWN AS PARKING SPACE P32 AND STORAGE SPACE S44 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PIN: 10-21-405-026-0000 AND 10-21-405-027-0000

COMMON ADDRESS: 8222 NILES CENTER ROAD, UNIT 412 and G7, SKOKIE, IL 60077

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) zoning and building laws or ordinances; (3) all rights, easements, restrictions, conditions and reservations of record, or contained in the Declaration and a reservation by Niles Center Condominium Association to itself and its successors and assigns, for the benefit of all unit owners at the condominium, of the rights and easements set forth in the Declaration, (4) utility easements of recorded provided the premises does not encroach thereon; (5) provision of the Illinois Condominium Act; (6) acts of purchaser or those claiming through purchaser; (7) such other matters as to which the title insurer commits to insure purchaser against loss or damage; and (8) existing leases and tenancies.

THE TENANT OF UNIT 412 AND G7 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.