# **UNOFFICIAL COPY**

Prepared by:

Karl L. Marschel, Esq. Bell, Boyd & Lloyd, LLC 70 W. Madison Street **Suite 3100** Chicago, Illinois 60602

Doc#: 0518902213 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 07/08/2005 01:33 PM Pg: 1 of 3

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### 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, CHAIM FRIEDLAND AND FAIGE **FRIEDLAND** of 40 Albert Drive Monsey, NY 10952, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

See Exhibit A attached nereto 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 Expibit 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 215, Skokie, Illinois 60077

Grantor also hereby grants to the Grantees, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights of easement, 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 3rdday of June 2005.

VILLAGE OF SKOKIE, ILLINOIS Economic Development Tax

Skokie Code Chapter 10

Paid: \$459 Skokie Office

04/11/05

NILES CENTER DEVELOPMENT, LLC an Illinois limited liability company

Ted G. Arvanitis, Member

Box 400-CTCC

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| State of Illinois | )    |
|-------------------|------|
|                   | ) ss |
| County of Cook    | )    |

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ted G. Arvanitis, as Member of Niles Center Development, LLC, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including waiver of homestead rights.

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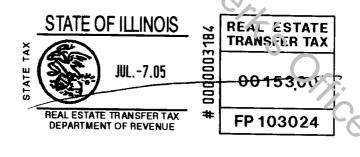
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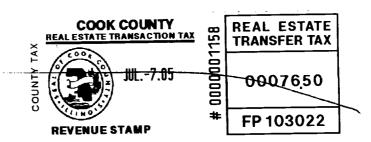
Column Given under my hand and official seal, this 3 day of fund, 2005.

Mail future tax bills to:

C. FRIEDIAND

OFFICIAL SEAL ILDRED V WATSON





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### **EXHIBIT A**

#### **Legal Description**

PARCEL ONE: UNIT 215, 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 P48 AND STORAGE SPACE S17 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PIN: 10-21-40: -026-0000 AND 10-21-405-027-0000

COMMON ADDRESS: 8232 NILES CENTER ROAD, UNIT 215, 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 215 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.