

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



Doc#: 0520135184  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/20/2005 09:25 AM Pg: 1 of 3

Y2 829 1004 - 25067063

THE GRANTOR(S), Oakton Park Condominiums, L.L.C., of the Village of Skokie, County of Cook, 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 Francis Magundayao and Flora P. Magundayao, ~~Tenants by the entirety~~, 160 Knightsbridge Dr., Mundelein, Illinois 60060 of the County of Lake, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

↳ as joint tenants, not as tenants in common

See legal description attached hereto and hereby made a part hereof.

**SUBJECT TO:** general real estate taxes no due and payable at the time of Closing, the Illinois Condominium Property Act, the Skokie Village Code, the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws for Oakton Park Condominium Association including all amendments and exhibits thereto, applicable zoning and building laws and ordinances and other ordinances of record, encroachments, if any, acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser, utility easements, if any, whether recorded or unrecorded, covenants, restrictions, easements and agreements of record, provided none of the foregoing materially adversely affect Purchaser's use of the Property as a Condominium residence, liens and other matters of title over which the Title Company is willing to insure without cost to Purchaser.

3

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and 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 and 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.

No Notice of Intent as required by Section 30 of the Illinois Condominium Property Act was given as there were no tenants of the Parcel at the time the conversion process commenced.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 10-22-326-038-0000  
Address(es) of Real Estate: 8000 Kilpatrick, Unit 5C, P-16, Skokie, Illinois 60077

Dated this 11<sup>th</sup> day of July, 2005

Oakton Park Condominiums, L.L.C.

By: [Signature]  
Andrew Sarris, Managing Member

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Skokie Code Chapter 10  
Paid: \$1074  
Skokie Office

07/11/05

BOX 333-00

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrew Sarris is 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 the release and waiver of the right of homestead.

Given under my hand and official seal, this 11th day of July, 2005





*Stephanie D Simon*  
(Notary Public)

**Prepared By:** Earl L. Simon  
4709 W. Golf, Suite 475  
Skokie, Illinois 60076

**Mail To:**  
Jim Fluri  
209 W. Madison St.  
Waukegan, Illinois 60085

**Name & Address of Taxpayer:**  
Francis Magundayao and Flora P. Magundayao  
8000 Kilpatrick, Unit 5C  
Skokie, Illinois 60077

STATE OF ILLINOIS	
	JUL. 14. 05
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000007725
	REAL ESTATE TRANSFER TAX
	0035800
	FP 103032

COOK COUNTY REAL ESTATE TRANSACTION TAX	
	JUL 14 05
COUNTY TAX REVENUE STAMP	# 0000007800
	REAL ESTATE TRANSFER TAX
	0017900
	FP 103034

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 008291004 SK  
 STREET ADDRESS: 8000 KILPATRICK, UNIT 5C  
 CITY: SKOKIE COUNTY: COOK  
 TAX NUMBER: 10-22-326-038-0000

**LEGAL DESCRIPTION:**

UNIT NUMBER 5C AND P-16 IN THE OAKTON KILPATRICK PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
 LOTS 17, 18, 19 AND 20 IN BLANEUSER'S OAKTON CICERO "L" SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

**EXCEPTING THEREFROM THE FOLLOWING:**

THAT PART LYING ABOVE AN ELEVATION OF 608.25 AND BELOW AN ELEVATION OF 618.50 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT BEING THE NORTH LINE OF OAKTON STREET, 11.10 FEET; THENCE NORTH, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 6.50 FEET TO THE INTERIOR FACE OF A WALL AND THE POINT OF BEGINNING; THENCE FOLLOWING THE INTERIOR FACE OF THE WALLS THE FOLLOWING COURSES AND DISTANCES, WEST 17.84 FEET, NORTH 0.89 FEET, WEST 0.70 FEET, SOUTH 0.61 FEET; WEST 1.17 FEET, SOUTH 0.28 FEET, WEST 19.94 FEET, NORTH 1.96 FEET, WEST 4.17 FEET, SOUTH 1.96 FEET, WEST 11.68 FEET, NORTH 0.10 FEET, WEST 1.13 FEET, SOUTH 0.10 FEET, WEST 8.00 FEET, NORTH 5.30 FEET, WEST 1.45 FEET, NORTH 31.06 FEET, EAST 65.95 FEET, SOUTH 0.20 FEET, EAST 4.90 FEET, SOUTH 2.56 FEET, EAST 5.05 FEET, SOUTH 23.83 FEET, WEST 3.70 FEET, SOUTH 3.75 FEET, SOUTHWEST 8.60 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING FEET SAID TRACT THAT PART LYING ABOVE AN ELEVATION OF 608.50 AND BELOW AN ELEVATION OF 618.50 BOUNDED AND DESCRIBED AS FOLLOWS: THE NORTH 22.75 FEET OF THE WEST 80 FEET OF THE EAST 89.00 FEET OF SAID TRACT, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 0516034060; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.