

UNOFFICIAL COPY

Prepared by:

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



Doc#: 0521002010
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/29/2005 09:45 AM Pg: 1 of 3

When recorded return to:

JOSEPH LAZARCA + ASSOC.
2346 N. DUFF AVE.
CHICAGO, IL 60631

10f3
8290207
BR CB

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 GRANTEE, **GUST MARIS AND ANNA MARIS** of 4948 N. Sherwin, Skokie, Illinois 60077, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

P & AS JOINT TENANTS

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 101, 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 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 27th day of July, 2005.

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 10
Paid: \$780
Skokie Office

07/25/05

NILES CENTER DEVELOPMENT, LLC
an Illinois limited liability company

By: [Signature]
Ted G. Arvanitis, Member

Box 400-CTCC

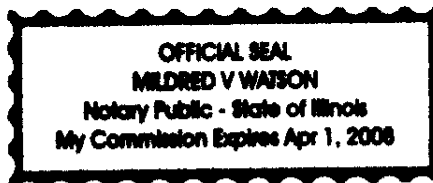
UNOFFICIAL COPY

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.

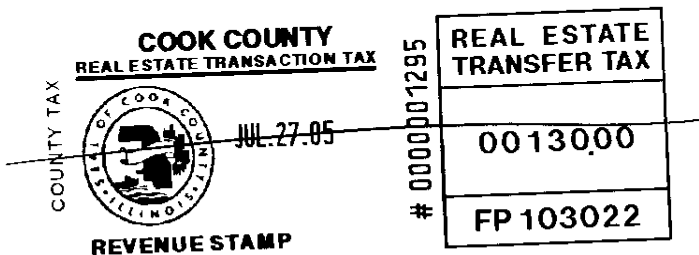
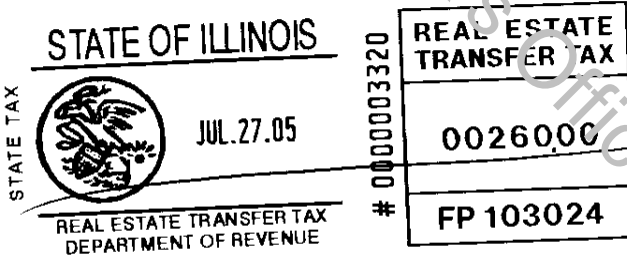
Given under my hand and official seal, this 27th day of July, 2005.

Mildred V. Watson
 Notary Public



Mail future tax bills to:

QUINT + ANNA MARIS
4948 N. SHERIDAN
SKOKIE, IL 60777



UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL ONE: UNIT 101, 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 P59 AND STORAGE SPACE S1 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

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

COMMON ADDRESS: 8232 NILES CENTER ROAD, UNIT 101, 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 101 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.