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**SPECIAL WARRANTY DEED**

Doc#: 0603733191 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/08/2006 10:57 AM Pg: 1 of 4

GRANTOR, SKS Partners, LLC, a limited liability corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS to the GRANTEE, Daniel R. Miranda married to Anita M. Thomas, of 3526 McCormick Ave., Brookfield, in the County of Cook, in the State of Illinois,

==== For Recorder's Use ====

the following described real estate, to wit:

See Legal Description attached hereto as Exhibit "A" and made a part hereof.

The Grantor warrants title to the property conveyed herein against liens, encumbrances and other exceptions to title arising by reason of the actions or omissions of the Grantor other than matters which appear in the public records of the County of Cook.

Subject to: General real estate taxes not due and payable at the time of closing; the Condominium Property Act; the Riverwalk Condominium Declaration, including all amendments and exhibits; the Riverwalk Condominium Association; Applicable zoning and building laws and ordinances and other ordinances of record; Acts done or suffered by Grantee or anyone claiming by, through or under Grantor; Utility easements, if any, whether recorded or unrecorded; Covenants, conditions, restrictions, easements and agreements of record.

Together with the appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the property TO HAVE AND TO HOLD the property, unto the Grantee, his heirs and assigns forever.

Grantor also hereby grants to the Grantee, his 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.

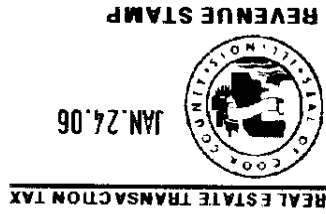
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Permanent Index Nos: 18-02-203-001-0000; 18-02-203-002-0000; 18-02-203-036-0000;  
18-02-204-004-0000; 18-02-204-007-0000: & 18-02-204-009-0000

BOX 333-CTI

REAL ESTATE  
TRANSFER TAX  
0010575  
FP 103034

# 0000018823



COUNTY TAX

# UNOFFICIAL COPY

Address of Real Estate: 8030 Riverwalk, Unit 8030-5E, Lyons, IL 60534

DATED this 20<sup>th</sup> day of January, 2006.

STATE OF ILLINOIS, COUNTY OF COOK, SS.

SKS Partners, LLC

By: [Signature] (SEAL)  
Michael J. Slinkman, Organizer

Attest: [Signature] (SEAL)  
Harold J. Slinkman, Organizer

Attest: [Signature] (SEAL)  
James D. Stillo, Organizer

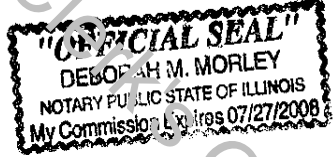
STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Michael J. Slinkman, Harold J. Slinkman, and James D. Stillo, personally known to me to be the Organizers of SKS Partners, LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Organizers, they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said LLC as their free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 20<sup>th</sup> day of January, 2006.

My commission expires 7/27/08

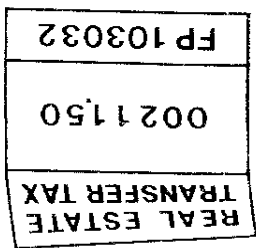
[Signature]  
NOTARY PUBLIC  
(SEAL)



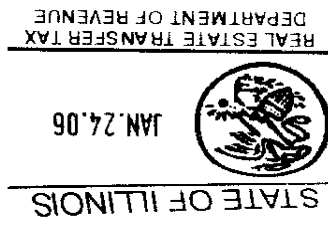
THIS INSTRUMENT WAS PREPARED BY: Louis A. Plzak, Attorney, 24 W. 500 Maple Ave., #201, Naperville, IL 60540

MAIL SUBSEQUENT TAX BILLS TO: Daniel R. Miranda, 8030 Riverwalk, Unit 8030-5E, Lyons, IL 60534

RETURN TO: Charles C. Harth  
422 N. NW Hwy  
Suite 100  
Park Ridge IL 60068



# 0000018728



# UNOFFICIAL COPY

Unit 8030-5E and 8030-PS55 in the Riverwalk Condominium as delineated on a survey of the following described real estate:

That part of the East Half of the Northeast Quarter of Section 2, Township 38 North, Range 12 East of the Third Principal Meridian, being part of Lots 1, 2 and 3 (except the Southwesterly 101 feet of said Lot 3) of Lunn's Subdivision of 2.5 acres in the Northeast Quarter of Section 2; vacated Barry Point Road; and part of the East Half of the Northeast Quarter of said Section 2, lying North of the North line of Ogden Avenue and West of the West line of Joliet Road, described as follows:

Commencing at a point on the West line of Joliet Road (said West line being 33 feet West of and parallel with the East line of said Section 2) and 108 feet South of the North line of said Section 2; thence South 1 degree 54 minutes 57 seconds East, along the West line of Joliet Road, 319.31 feet measured (318.03 feet more or less record) to the North line of Ogden Avenue; thence South 73 degrees 10 minutes 19 seconds West on the Northerly line of Ogden Avenue, 124.91 feet to the Easterly line of the premises conveyed to Joseph J. Janda and Agnes Janda by deed dated June 1, 1948 and recorded June 8, 1948 as document 14331883, to the point of beginning of the tract herein described; thence continuing South 73 degrees 10 minutes 19 seconds West, along the Northerly line of Ogden Avenue 320.40 feet, to the Southeasterly extension of the Easterly line of the Southwesterly 101 feet of Lot 3 in Lunn's Subdivision; thence North 47 degrees 17 minutes 50 seconds West, along the Easterly line (and extension thereof) of the Southwesterly 101 feet of said Lot 3 in Lunn's Subdivision, being also a line if extended would pass through a cut cross on the top of a concrete wall, 89.60 feet (said cross being 21.38 feet further Northwesterly of the terminus of this line); thence Northeasterly, along a curve to the right, 175.49 feet, said curve having a radius of 398.52 feet, a chord distance of 174.07 feet, and a chord bearing of North 56 degrees 17 minutes 42 seconds East; thence South 59 degrees 57 minutes 57 seconds East, 17.66 feet to a point on the Northerly line of vacated Barry Point Road, according to document 0010743494; thence North 30 degrees 02 minutes 03 seconds East, along the Northerly line of vacated Barry Point Road, 210.00 feet; thence South 59 degrees 57 minutes 57 seconds East, 49.00 feet to a point on the Southerly line of said vacated Barry Point Road; thence North 30 degrees 02 minutes 03 seconds East, along the Southerly line of vacated Barry Point Road 109.10 feet to the East line of the property conveyed by said document 14331883; thence South 1 degree 54 minutes 57 seconds East, along said East line, 307.67 feet to the point of beginning, in Cook County, Illinois, and all taken as a tract;

Except that part of the aforesaid tract described as follows: commencing at the Southeast corner of said tract, said point being the point of intersection of the Easterly line of the premises conveyed to Joseph J. Janda and Agnes Janda by deed dated June 1, 1948 and recorded June 8, 1948 as document 14331883, with the Northerly line of Ogden Avenue; thence North 01 degrees 54 minutes 57 seconds West, 27.09 feet to the point of beginning of said exception: thence North 78 degrees 02 minutes 51 seconds West, 116.00 feet; thence North 11 degrees 57 minutes 09 seconds East, 154.00 feet; thence North 57 degrees 19 minutes 43 seconds East, 20.91 feet to a point on the Southerly line of vacated Barry Point Road; thence North 30 degrees 02 minutes 03 seconds East, along the Southerly line of vacated Barry Point Road 109.10 feet to the East line of the property conveyed by said document 14331883; thence South 1 degree 54 minutes 57 seconds East, along said East line of property conveyed, 280.58 feet to the point of beginning of the exception herein described, in Cook County, Illinois;

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Which survey is attached as Exhibit "C" to the Declaration of Condominium recorded January 28, 2005 as document number 0502834082, as amended from time to time, together with its undivided percentage interest in the common elements.

Property of Cook County Clerk's Office

