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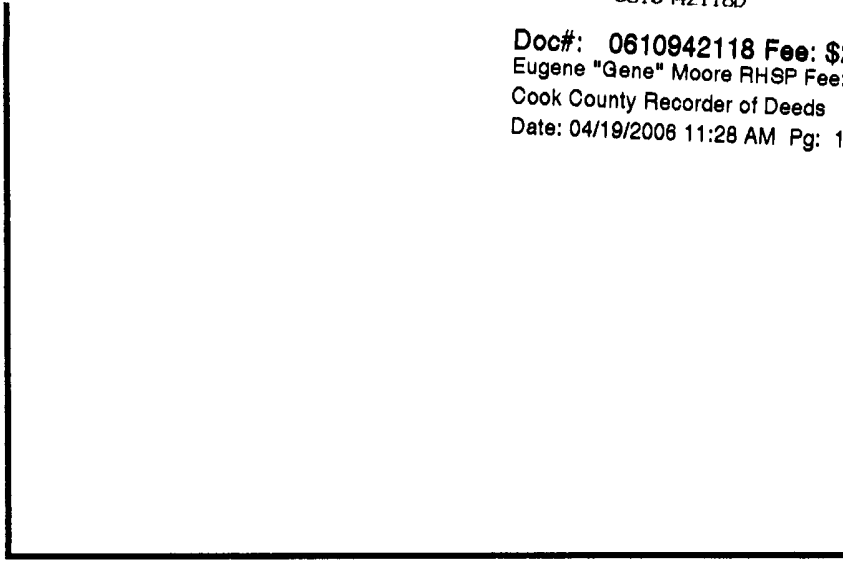


Doc#: 0610942118 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 04/19/2008 11:28 AM Pg: 1 of 3



Chicago Title Insurance Company

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY



Property of Cook County Clerk's Office

THE GRANTOR(S), OPTIMA OLD ORCHARD WOODS, LLC., an Illinois Limited Liability Company, of the City of Glencoe, County of Cook, State of Illinois, created and existing under and by virtue of the laws of the 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 Guy Birkin, An Unmarried man

(GRANTEE'S ADDRESS) 910 N. East Avenue, Oak Park, IL 60302  
of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED, EXHIBIT "A"

SUBJECT TO: SEE ATTACHED, EXHIBIT "A"

Permanent Real Estate Index Number(s): 10-09-304-026-0000

Address(es) of Real Estate: Unit 508, 9655 Woods Dr., Skokie, Illinois 60077

Dated this 28th day of March, 2006

OPTIMA OLD ORCHARD WOODS, LLC,  
an Illinois Limited Liability Company

By: OPTIMA OLD ORCHARD WOODS MEZZANINE, LLC,  
an Illinois Limited Liability Company, its Member

By: OPTIMA OLD ORCHARD WOODS DEVELOPMENT, LLC  
an Illinois Limited Liability Company, its Manager

By: David C. Hovey  
David C. Hovey, Its Manager

FIRST AMERICAN TITLE  
1348231

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STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DAVID C. HOVEY, Manager of OPTIMA OLD ORCHARD WOODS DEVELOPMENT, LLC, an Illinois Limited Liability Company, As Manager of OPTIMA OLD ORCHARD WOODS MEZZANINE, LLC, an Illinois Limited Liability Company, as the Member of OPTIMA OLD ORCHARD WOODS, LLC, an Illinois Limited Liability Company, personally known to me to be the same person(s) whose name(s) 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 28th day of March, 2006

*Wisniewski* (Notary Public)

**Prepared By:** Richard J. Nakon  
121 East Liberty Street, Suite 3  
Wauconda, Illinois 60084

**Mail To:** Joel Brook  
40 Skokie Blvd #630  
Northbrook, Ill. 60062

**Name & Address of Taxpayer:**  
Guy Dirkin  
#508, 9655 Woods Drive  
Skokie, IL 60077

STATE OF ILLINOIS	
STATE TAX	APR 14 06
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000025250	REAL ESTATE TRANSFER TAX
	0024150
	FP 103027

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Skokie Code Chapter 10  
Paid: \$726  
Skokie Office 03/20/06

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	APR. 14. 06
REVENUE STAMP	
# 0000025454	REAL ESTATE TRANSFER TAX
	00120,75
	FP 103028

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UNIT 508 AND PARKING SPACE P329, IN OPTIMA OLD ORCHARD WOODS OAK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOT 2 IN OLD ORCHARD WOODS SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS "EXHIBIT C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 10, 2006, AS DOCUMENT NO. 0604139025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Subject to: (a) current general real estate taxes, taxes for subsequent years and special taxes or special assessments; (b) the Act; (c) the Condominium Declaration; (d) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (e) encroachments onto the Property, if any; (f) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (g) covenants, conditions, agreements, building lines and restrictions of record as of the Closing Date; (h) easements recorded at any time prior to Closing, including any easements established by or implied from the Condominium Declaration or Amendments thereto and any easements provided therefore; (i) rights of the public, the local municipality and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Property, (j) roads or highways, if any; (k) Purchaser's mortgage, if any; and (l) liens, encroachments and other matters over which "Title Company" (hereinafter defined) is willing to insure at Seller's expense; (m) liens or encumbrances of a definite or ascertainable amount which may be removed at the time of Closing by payment of money at the time of Closing; (n) right of repurchase in favor of Grantor pursuant to Paragraph 24 of the Real Estate Agreement entered into between Grantor and Grantee, which right of repurchase expires on March 28, 2007; and (o) Public Record Agreement.