

SPECIAL WARRANTY DEED
(Individual)

UNOFFICIAL COPY



Doc#: 0614635069 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/26/2006 07:33 AM Pg: 1 of 4

THIS INDENTURE, made this 27th day of December, 2005 between Fortune Investments, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and.

8327442

RECORDER'S STAMP

Saleem S. Parekh and Nadra S. Parekh, 3822 Louise St., Skokie, IL 60076

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) dollars and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the managing member of grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

SEE ATTACHED LEGAL DESCRIPTION

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the heriditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second party, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through our under it, it WILL WARRANT AND DEFEND, subject to: Real estate taxes not yet payable; covenants, conditions, restrictions, agreements and easements of record; acts of grantee; Illinois Condominium Property Act, encroachments, if any; unrecorded utility easements.

Permanent Real Estate Index Number(s): 10-16-430-008-0000; 10-16-430-009-0000;
10-16-430-010-0000; 10-16-430-020-0000

Address(es) of real estate: 8828 Niles Center Road, Unit 503 & P.S. 56 & Storage Locker #45, Skokie, Illinois 60077


BOX 333-CT1

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



MAY.23.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000024301

REAL ESTATE TRANSFER TAX
00315.00
FP 103032

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



MAY.23.06

REVENUE STAMP

000002403

REAL ESTATE TRANSFER TAX
00157.50
FP 103034

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UNIT NO. 503 IN SKOKIE GARDENS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A:

LOTS 4 TO 12 BOTH INCLUSIVE, IN BLOCK 25 IN THE BRONX, A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL B:

LOTS 1, 2 AND 3 IN BLOCK 25 IN THE BRONX, A SUBDIVISION OF PART OF THE SOUTH EAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, (EXCEPTING THEREFROM THE EAST 7 FEET AS CONDEMNED FOR WIDENING OF CICERO AVENUE IN CASE NO. 63866) IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 8, 2005 AS DOCUMENT 0503919041, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-56 AND S-45, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0503919041.

EXHIBIT A