

06-04-30

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 0618740090 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/06/2006 02:56 PM Pg: 1 of 5

THIS INDENTURE, made this 5<sup>th</sup> day of July, 2006 between 5001 Oakton Condominiums, 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, whose business address is: 5940 W. Touhy Avenue, Niles, IL 60714, party of the first part, and

Arnold L. Fish and Sondra R. Fish  
Husband and wife  
1508 Cape Cod Drive, Mansfield, OH 44904, As Tenants by the Entirety, Party of The Second Part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 ---- (\$10.00) --- Dollars and other good and valuable consideration, in hand paid by the party of the second part receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said Limited Liability Company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

-See Exhibit A attached hereto and made a part hereof -

Subject to: See Exhibit B attached hereto and made a part hereof

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions and 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 in equity, of, in and to the above described premises, with the hereditaments, appurtenances, TO HAVE AND TO HOLD said premises as herein described, with the appurtenances unto the party of the second part, its heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, 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, the party of the first part 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, and restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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 part, its 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

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Skokie Code Chapter 10  
Paid: \$1575.00  
Skokie Office

7/5/06

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any manner encumbered or charged, except as herein recited; and that the same premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its authorized Agent, the day and year first written above.


5001 Oakton Condominiums, LLC  
AN ILLINOIS LIMITED LIABILITY COMPANY

By: \_\_\_\_\_  
Title: President  
Of: Metropolitan Development Enterprises, Inc.  
Its: Manager

State of ILLINOIS )  
County of COOK )

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUL.-6.06

REVENUE STAMP

# 0000004603

REAL ESTATE TRANSFER TAX
0026225
FP 103042

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Paul Hardej, personally known to me to be the President of METROPOLITAN DEVELOPMENT ENTERPRISES, AN ILLINOIS LIMITED LIABILITY COMPANY, and 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 as such Paul Hardej, he signed, and delivered the said instrument as President of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5<sup>th</sup> day of July, 2006.




Eva Mihajlovic  
Notary Public

Send Subsequent Tax Bills To:

STATE OF ILLINOIS

STATE TAX



JUL.-6.06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000096767

REAL ESTATE TRANSFER TAX
0052450
FP 326669

After Recording Return to:

Prepared by: **LAW OFFICES OF BERG & BERG**  
5215 Old Orchard Road • Suite 150 • Skokie, Illinois 60077

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## EXHIBIT B

- (1) real estate taxes not yet due and payable;
- (2) special taxes or assessments for improvements not completed and other assessments or installments thereof not due and payable at the time of closing;
- (3) applicable zoning and building laws or ordinances;
- (4) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, and agreements of record, provided none of the foregoing materially affect the use of the Premises as a residential condominium;
- (5) the Declaration and all amendments and exhibits thereto;
- (6) the provisions of the Act;
- (7) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer;
- (8) liens, encumbrances and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage; and
- (9) the Buyer's mortgage and related security documents, if any

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## LEGAL DESCRIPTION

UNIT 501 AND PARKING SPACES P-85 AND P-40 IN METROPOLITAN OF SKOKIE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 3 IN METROPOLITAN OF SKOKIE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED September 02, 2005 AS DOCUMENT NUMBER 0524544033, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: (A) BELOW A HORIZONTAL PLANE AT ELEVATION 630.55 USGS DATUM (B) ABOVE A HORIZONTAL PLANE AT ELEVATION 641.91 USGS DATUM BELOW A HORIZONTAL PLANE AT ELEVATION 664.55 USGS DATUM.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT "E" TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 08, 2005 AS DOCUMENT 0531218048, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED DECEMBER 20, 2005 AS DOCUMENT 0535403095, SECOND AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED MARCH 15, 2006 AS DOCUMENT 0607434105, THIRD AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED MAY 01, 2006 AS DOCUMENT NUMBER 0612117117, FOURTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED JUNE 08, 2006 AS DOCUMENT 0615945105 AND AS MAY BE FURTHER AMENDED FROM TIME TO TIME.

PIN: 10-28-201-029-0000 (UNDERLYING)

COMMONLY KNOWN AS: 4953 OAKTON ST., UNIT 501 SKOKIE, IL

THE 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 AT LENGTH HEREIN.

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THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT UNLESS THE TENANT IS THE PURCHASER.

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