

UNOFFICIAL COPY



06271411140

#3000

Doc#: 0627141114 Fee: \$  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/28/2006 10:57 AM Pg: 1 of 4

(24) 2070623  
MERCURY TITLE COMPANY, LLC-W  
10/2 KW

Property of Cook County Clerk's Office

M.G.R. TITLE

SPECIAL WARRANTY DEED

In Consideration of the sum of Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged the property located in the State of Illinois in the County of Cook by this Deed is hereby on this date by THE GRANTOR, S.K.I. Development Corp., an Illinois Corporation, an Illinois Corporation, Seller, does REMISE, RELEASE, ALIEN AND CONVEY to Wise Mortgage, Inc., of 755 North Milwaukee Avenue, Commercial Space, Glenview, Illinois 60025 to have and hold the Following Described Real Estate to-wit:

Permanent Index Number: 04-32-401-175-0000

SEE LEGAL RIDER ATTACHED

TO HAVE AND TO HOLD the said premises as above described, unto said Grantee, its successors and assigns forever.

And S.K.I. Development Corp., an Illinois Corporation, for itself, and its successors and assigns does covenant, promise and agree, to and with Wise Mortgage, Inc., and Buyer's successors and/or 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, or under it, it will defend.

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
SEP. 27. 06  
REVENUE STAMP

# 0000010928  
REAL ESTATE TRANSFER TAX  
0021800  
FP 103042

STATE TAX  
STATE OF ILLINOIS  
SEP. 27. 06  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000001020  
REAL ESTATE TRANSFER TAX  
0043600  
FP 103041

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The premises being conveyed herein are located in a building which contains apartment units that will in the future be submitted to the Illinois Condominium Act. The premises being conveyed herein will not be a part of the Condominium. Nevertheless, there is an interdependence between the two areas of the building.

Hence, the Grantor and its successors in ownership and assigns grants to the Grantee and the Grantee and its successors in ownership and assigns grants to the Grantor and its successors in ownership (including future unit owners) and assigns and said grantor retains easements for ingress, egress and for access reasonably required to and from the premises which is described in the Legal Rider and the remaining portion of the building and land which is not included in this conveyance. Said access and easements are for normal and reasonable use including repair and replacement.

In addition thereto grantee shall pay an allocated share based upon square footage of the premises conveyed to the square footage of the entire premises or in the case of parking areas based upon the square footage of the parking areas. This shall apply to repaving, roof repair, tuckpointing and similar items. Grantors and its successors or assigns shall not conduct any business activity shall is illegal or immoral or which will interfere with the reasonable use and enjoyment of the condominium units which will be located in the building. the parking areas shall be used in a reasonable rules established by the Condominium Association. In the event expenses cannot be separated such as building insurance and snow removal they also shall be allocated as aforesaid.

In the event of any dispute concerning the rights or duties set forth above it shall be arbitrated at the request of either party by the American Arbitration Association Chicago location under the Commercial Rules. Cost and reasonable attorney's fees shall be determined and allocated by the arbitrator. The Arbitrator shall construe this document broadly with the intent to have a reasonable relationship between the two areas involved.

IN WITNESS WHEREOF S.K.I. Development Corp., an Illinois Corporation has caused its name to be signed to these presents by its President, and attested by its Secretary,.

Dated: September 19, 2006.

S.K.I. Development Corp., an Illinois Corporation

By:   
President

Attest: 

Secretary

**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 Susan Shin, personally known to me to be the President of S.K.I. Development Corp., an Illinois Corporation, an Illinois Corporation, and James K. Shin, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this date in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the 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 26 day of September, 2006.

  
 KATHLEEN S. SALEMI  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES 6/30/2007  
 (Stamp)

This instrument was prepared by: Leon C. Wexler  
 77 W. Washington - 1618  
 Chicago, Illinois 60602

MAIL TO:  
 Nancy Nowak Sander  
 Commercial 8532 School St  
 60025  
 Morton Grove, Illinois 60053

Address of Property:  
 755 North Milwaukee Avenue,  
 Glenview, Illinois

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**PARCEL 1:**

A PARCEL OF LAND CONTAINED ABOVE AND BELOW LOT 1 IN ISSC IV SUBDIVISION, A SUBDIVISION OF THAT PART LYING EAST OF THE CENTER LINE OF MILWAUKEE AVENUE OF THE SOUTH 283.28 FEET OF LOT 12 (EXCEPT THE EAST 528.00 FEET THEREOF), IN COUNTY CLERK'S DIVISION OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLAN LOCATED 669.72 FEET ABOVE GLENVIEW VILLAGE DATUM AND THAT CERTAIN OTHER PLANE LOCATED 692.32 ABOVE GLENVIEW VILLAGE DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THE FOLLOWING DESCRIBED PLAT OF LAND: COMMENCING 34.06 FEET SOUTH OF THE NORTH LINE OF LOT 1 AND 20.26 FEET EASTERLY OF THE SOUTHWEST LINE OF LOT 1 A DISTANCE OF 68.62 FEET TO A POINT, THENCE EAST A DISTANCE OF 9.95 FEET TO A POINT; THENCE NORTH A DISTANCE OF 21.33 FEET TO A POINT, THENCE WEST A DISTANCE OF 4.28 FEET TO A POINT, THENCE NORTH A DISTANCE OF 7.96 FEET TO POINT, THENCE EAST A DISTANCE OF 10.16 FEET TO A POINT, THENCE NORTH A DISTANCE OF 8.85 FEET TO A POINT, THENCE WEST A DISTANCE OF 9.76 FEET TO A POINT THENCE NORTH DISTANCE OF 7.96 FEET TO A POINT, THENCE EAST A DISTANCE OF 4.24 FEET TO A POINT, THENCE NORTH A DISTANCE OF 15.35 FEET TO A POINT, THENCE WEST A DISTANCE OF 41.94 FEET TO A POINT, THENCE SOUTHWESTERLY A DISTANCE OF 12.53 TO A POINT OF COMMENCING, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

A PARCEL OF LAND CONTAINED ABOVE AND BELOW LOT 1 IN ISSC IV SUBDIVISION, A SUBDIVISION OF THAT PART LYING EAST OF THE CENTER LINE OF MILWAUKEE AVENUE OF THE SOUTH 283.28 FEET OF LOT 12 (EXCEPT THE EAST 528.00 FEET THEREOF), IN COUNTY CLERK'S DIVISION OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLAN LOCATED 669.25 FEET ABOVE GLENVIEW VILLAGE DATUM WHICH LIES WITH THE BOUNDARIES OF THE FOLLOWING DESCRIBED PLAT OF LAND COMMENCING 9.79 FEET NORTH AND 1.40 FEET WEST OF THE SOUTHEAST CORNER OF LOT 1, THENCE NORTH AN PARALLEL WITH THE EAST PARALLEL WITH THE EAST LINE OF LOT 1, A DISTANCE OF 54.50 FEET TO A POINT THENCE WEST A DISTANCE OF 19.50 FEET TO A POINT THENCE SOUTH A DISTANCE OF 54.50 FEET TO A POINT THENCE EAST A DISTANCE OF 19.50 FEET TO THE POINT OF COMMENCING ALL IN COOK COUNTY, ILLINOIS

PIN #: 04-32-401-175-0000

Commonly known as: 755 MILWAUKEE AVE COMMERCIAL UNIT  
GLENVIEW, Illinois 60025