

# UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
(Limited Liability Company to Individual)



Doc#: 0636040021 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/26/2006 09:42 AM Pg: 1 of 4

Republic Title  
ATL 58148

2/4

**THE GRANTOR, KENTON PARK 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Members of said Limited Liability Company, **CONVEYS** and **WARRANTS** to **OLGA SHAPIRO** of 4297 Linden Tree Lane, Glenview, Illinois 60025 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

"See legal description attached hereto and made a part hereof".

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number: 10-15-110-054-0000  
Address of Real Estate: 9445 North Kenton, Unit 408, Skokie, Illinois 60076

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by one of its Managers, this 25th day of October, 2006.

KENTON PARK CONDOMINIUMS, LLC, an Illinois Limited Liability Company

By Alex Gershbeyn  
Alex Gershbeyn  
Manager

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Skokie Code Chapter 98  
Paid: \$918  
Skokie Office 10/20/06

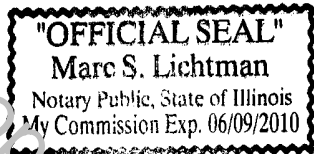
4PG  
C-7-

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STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, Marc S. Lichtman, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Alex Gershbeyn, personally known to me to be one of the Managers of the KENTON PARK CONDOMINIUMS, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said Limited Liability Company, as their free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of October, 2006



Marc S. Lichtman

(Notary Public)

**Prepared By:** Marc S. Lichtman  
Attorney at Law  
Marc S. Lichtman & Associates, Ltd.  
222 North LaSalle Street  
Suite 200  
Chicago, Illinois 60601

**Mail To:**  
Adam Lysinski  
Attorney at Law  
4418 North Milwaukee Avenue  
Chicago, Illinois 60630

**Name & Address of Taxpayer:**  
Olga Shapiro  
4297 Linden Tree Lane  
Glenview, Illinois 60025

STATE OF ILLINOIS	
STATE TAX	DEC.21.06
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000005407	REAL ESTATE TRANSFER TAX
	00306.00
	FP 103020

COOK COUNTY REAL ESTATE TRANSACTION TAX	
COUNTY TAX	DEC.21.06
REVENUE STAMP	
# 0000013518	REAL ESTATE TRANSFER TAX
	00153.00
	FP 103019

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Commonly known as: 9445 North Kenton, Unit 408, Parking Space 4,9&51, Storage Locker S-6, Skokie, Illinois.

Permanent Index Number: 10-15-110-054-0000

Grantor also hereby Grants to 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, 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.

The Tenant of unit has waived or has failed to exercise the right of first refusal.

## SUBJECT TO:

- (a) General real estate taxes for the previous and current year not yet due and payable and for subsequent years, including taxes which may accrue by reason of new additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions agreements, conditions, party wall rights and building lines of record;
- (d) The Condominium Property Act of the State of Illinois;
- (e) Survey attached as Exhibit B to the Declaration of Condominium Ownership for Kenton Park Condominium Association recorded on May 25, 2006 as document number 0614531199;
- (f) Declaration of Condominium Ownership for Kenton Park Condominium Association recorded on May 25, 2006 as document number 0614531100;
- (g) Applicable zoning and building laws and ordinances; and
- (h) Plats of dedication and plats of subdivision and covenants thereon.

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## LEGAL DESCRIPTION RIDER

### LEGAL DESCRIPTION

#### PARCEL 1:

Unit 408 IN THE KENTON PARK CONDOMINIUMS, as delineated on a Survey of the following described real estate:

That part of Lot 1 lying North of the South 5 Acres of said Lot 1 and lying West of Terminal Park, being a subdivision of part of said Lot 1 recorded December 20, 1955, as Document Number 16450374 and lying South of a Line drawn parallel with South Line of said Lot 1 and through a Point of East Line of Kenton Avenue, which point is 126.50 feet south of intersection of Southeast Line of Gross Point Road and the East Line of said Kenton Avenue in Schuster and Kruger's Subdivision of that Part of the South ½ of the West 20 Acres of the East ½ of the Northwest ¼ of Section 15, Township 41 North, Range 13, East of the Third Principal Meridian, described as the West 5.97 chains South of Road of the East ½ of the Northwest ¼ of said Section 15, in Cook County, Illinois, which Survey is attached as Exhibit B to the Declaration of Condominium Ownership for Kenton Park Condominium Association made by Kenton Park Condominiums, LLC and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0614531100, together with its undivided percentage interest owned in the common elements, in Cook County, Illinois.

#### PARCEL 2:

Unit P- 4, 9 & 51, a Parking Space IN THE KENTON PARK CONDOMINIUMS, as delineated on a Survey of the following described real estate:

That part of Lot 1 lying North of the South 5 Acres of said Lot 1 and lying West of Terminal Park, being a subdivision of part of said Lot 1 recorded December 20, 1955, as Document Number 16450374 and lying South of a Line drawn parallel with South Line of said Lot 1 and through a Point of East Line of Kenton Avenue, which point is 126.50 feet south of intersection of Southeast Line of Gross Point Road and the East Line of said Kenton Avenue in Schuster and Kruger's Subdivision of that Part of the South ½ of the West 20 Acres of the East ½ of the Northwest ¼ of Section 15, Township 41 North, Range 13, East of the Third Principal Meridian, described as the West 5.97 chains South of Road of the East ½ of the Northwest ¼ of said Section 15, in Cook County, Illinois, which Survey is attached as Exhibit B to the Declaration of Condominium Ownership for Kenton Park Condominium Association made by Kenton Park Condominiums, LLC and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0614531100, together with its undivided percentage interest owned in the common elements, in Cook County, Illinois.

#### PARCEL 3:

The exclusive right to the use of storage space 6, a Limited Common Element, as delineated in the aforesaid Declaration of Condominium as S- 6 recorded in Cook County, Illinois.