

UNOFFICIAL COPY

TICOR TITLE

900010582



SPECIAL WARRANTY DEED

Doc#: 0700826150 Fee: \$58.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/08/2007 12:29 PM Pg: 1 of 5

THIS INDENTURE, made this 28th day of December, 2006, between EUCLID COMMONS, LLC, an Illinois Limited Liability Company duly authorized to transact business in the State of Illinois, ("Grantor"), LAURA L. SLIFKA AND CYRIL A. SLIFKA JR. husband and wife, not as joint tenants or as tenants in common but as TENANTS BY THE ENTIRETY ("Grantee") having an address of 125 N. Euclid Avenue, Unit 302, Oak Park, Illinois 60301

P
5
0

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to Grantee's heirs and assigns, by all the following described land, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF:

Commonly known as 125 North Euclid Avenue, Unit 302, Oak Park, Illinois 60301

Permanent Index Number: 16-07-224-005; 16-17-224-006; 16-07-224-007
(affects this unit and other property)

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 Ownership for Euclid Commons Condominium Association (the "Declaration"), and Grantor reserves to itself,

MAIL TO:

Send subsequent tax bills to

Pellegrini & Cristiano
12817 W. North Ave.
OAK PARK, IL 60302

BOX 15

LAURA L. SLIFKA
and CY SLIFKA, JR.
125 N. Euclid Avenue, Unit 302
Oak Park, Illinois 60301

UNOFFICIAL COPY

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.

Together with all and singular the hereditaments and appurtenances thereunder belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rent, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, and Grantee's heirs and assigns forever

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and Grantee's 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 or under it, it WILL WARRANT AND FOREVER DEFEND, subject to:

Current general real estate taxes, taxes for subsequent years and special taxes or assessments; the Illinois Condominium Property Act; the Declaration of Condominium Ownership; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Grantees or anyone claiming, by, through or under Grantees; covenants, conditions, agreements, building lines and restrictions of record; easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto and any easements provided therefore; rights of the public, the Village of Oak Park and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Premises; roads or highways, if any, Grantees' mortgage, if any.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of this 28th day of December, 2006.

EUCLID COMMONS, LLC,
an Illinois Limited Liability Company

By: 
TIMOTHY J. ANDERSON,
Its Manager

STATE OF ILLINOIS)
)SS

UNOFFICIAL COPY

COUNTY OF COOK)

I, a notary public in and for said County, in the State aforesaid, DO
HEREBY

CERTIFY that TIMOTHY J. ANDERSON personally known to me to be the
Manager of EUCLID COMMONS, LLC, an Illinois Limited Liability Company,
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 Manager, he signed and delivered the said instrument pursuant to
authority, given by the Managers of said company as his 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 28th day of December, 2006.

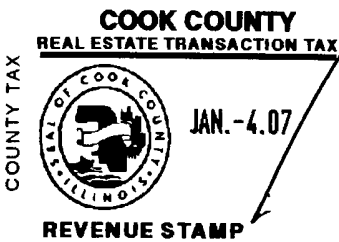
Commission Expires Kelly Paulson
"OFFICIAL SEAL" Kelly Paulson
Notary Public, State of Illinois
My Commission Expires March 21, 2010
NOTARY PUBLIC

This document prepared by: Karen Patterson, Karm & Patterson, 800 Waukegan
Road, Suite 202, Glenview, Illinois 60025

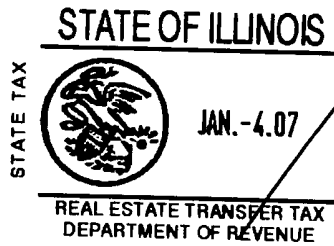


DEC 29 06

# 0000008702	REAL ESTATE TRANSFER TAX
	0252000
	FP 102801



REAL ESTATE TRANSFER TAX
00157.50
FP 3267 07



# 0000037581	REAL ESTATE TRANSFER TAX
	00315.00
	FP 102809

UNOFFICIAL COPY



TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 004001058 SC

STREET ADDRESS: 125 NORTH EUCLID AVE #302

CITY: OAK PARK

COUNTY: COOK COUNTY

TAX NUMBER: 16-07-224-005-0000, 16-07-224-006-0000, 16-07-224-007-0000

LEGAL DESCRIPTION:

UNIT NUMBER 302 IN THE EUCLID COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 AND THE EAST 26.86 FEET OF LOT 3 LYING ABOVE AN ELEVATION OF 43.50 FEET AND BELOW AN ELEVATION OF 56.00 FEET (VILLAGE OF OAK PARK DATUM) EXCEPT THOSE PARTS OF SAID LOTS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES, 08 MINUTES, 35 SECONDS EAST, ALONG THE 1E LINE OF LOT 1, A DISTANCE OF 26.68 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE APPROXIMATE CENTERLINES OF INTERIOR WALLS AND THEIR EXTENSIONS, NORTH 89 DEGREES, 46 MINUTES, 59 SECONDS WEST, A DISTANCE OF 24.64 FEET; THENCE SOUTH 00 DEGREES, 59 MINUTES, 35 SECONDS EAST, A DISTANCE OF 1.27 FEET; THENCE NORTH 89 DEGREES, 55 MINUTES, 45 SECONDS WEST, A DISTANCE OF 34.78 FEET; THENCE NORTH 00 DEGREES, 22 MINUTES, 40 SECONDS EAST, A DISTANCE OF 31.58 FEET; THENCE SOUTH 89 DEGREES, 55 MINUTES, 45 SECONDS EAST, A DISTANCE OF 28.79 FEET; THENCE SOUTH 00 DEGREES, 41 MINUTES, 43 SECONDS WEST, A DISTANCE OF 16.94 FEET; THENCE SOUTH 89 DEGREES, 46 MINUTES, 59 SECONDS EAST, A DISTANCE OF 8.24 FEET; THENCE SOUTH 00 DEGREES, 23 MINUTES, 48 SECONDS WEST, A DISTANCE OF 1.35 FEET; THENCE SOUTH 89 DEGREES, 46 MINUTES, 59 SECONDS EAST, A DISTANCE OF 22.41 FEET TO THE EAST LINE OF LOT 1; THENCE SOUTH 00 DEGREES, 08 MINUTES, 35 SECONDS WEST, ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 12.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALSO COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, THENCE NORTH 89 DEGREES, 51 MINUTES, 05 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 1, 2 AND 3, A DISTANCE OF 137.44 FEET TO THE EXTENSION OF THE WEST FACE OF AN EXTERIOR WALL, THENCE NORTH 00 DEGREES, 07 MINUTES, 38 SECONDS EAST ALONG THE WEST FACE OF AN EXTERIOR WALL AND ITS EXTENSION, 29.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 57 MINUTES, 59 SECONDS WEST, A DISTANCE OF 5.29 FEET; THENCE NORTH 00 DEGREES, 03 MINUTES, 18 SECONDS WEST, A DISTANCE OF 34.66 FEET; THENCE NORTH 89 DEGREES, 35 MINUTES, 28 SECONDS EAST, A DISTANCE OF 5.40 FEET TO THE WEST FACE OF AN EXTERIOR WALL; THENCE SOUTH 00 DEGREES, 07 MINUTES, 38 SECONDS WEST, ALONG THE WEST FACE OF AN EXTERIOR WALL, 34.70 FEET TO THE POINT OF BEGINNING, ALSO COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, THENCE NORTH 89 DEGREES, 51 MINUTES, 05 SECONDS WEST ALONG THE SOUTH LINE OF LOT 1, 2 AND 3, A DISTANCE OF 137.44 FEET TO THE EXTENSION OF THE WEST FACE OF AN EXTERIOR WALL, THENCE NORTH 00 DEGREES, 07 SECONDS, 38 MINUTES EAST ALONG THE WEST FACE OF AN EXTERIOR WALL AND ITS EXTENSION, 59.28 FEET TO THE POINT OF BEGINNING OF A PARCEL LYING ABOVE AN ELEVATION OF 55.33 FEET; THENCE CONTINUING NORTH 00 DEGREES, 07 MINUTES, 38 SECONDS EAST, A DISTANCE OF 4.49 FEET; THENCE SOUTH 89 DEGREES, 55 MINUTES, 45 SECONDS EAST, A DISTANCE OF 12.48 FEET; THENCE SOUTH 00 DEGREES, 07 MINUTES, 38 SECONDS WEST, A DISTANCE OF 4.49 FEET, THENCE NORTH 89 DEGREES, 55 MINUTES, 45 SECONDS WEST, 12.48 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL IN IN SECOND RESUBDIVISION OF THE SUBDIVISION OF BLOCK 24 IN JAMES W. SCOVILLE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

UNOFFICIAL COPY



TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 004001058 SC

STREET ADDRESS: 125 NORTH EUCLID AVE #302

CITY: OAK PARK

COUNTY: COOK COUNTY

LEGAL DESCRIPTION:

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM
RECORDED AS DOCUMENT NUMBER 0636109059; TOGETHER WITH ITS UNDIVIDED PERCENTAGE
INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office