

# UNOFFICIAL COPY

*This instrument prepared by:*

Richard J. Nakon  
Richard J. Nakon & Associates  
121 E. Liberty Street, Suite 3  
Wauconda, IL 60084



Doc#: 0706040019 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/01/2007 02:35 PM Pg: 1 of 4

F.A.T.I.C.

File # 1571921

ABOVE SPACE FOR RECORD

## SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 8<sup>th</sup> day of February, 2007, between Optima Old Orchard Woods, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois ("Grantor"), and **Peter Moraitis**, ("Grantee") of 147 Ambleside Road, Des Plaines, Illinois 60016, WITNESSETH, that Grantor, for and in consideration of the sum of Ten & 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt, and sufficiency of which hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee 9715 Woods Drive, Unit 1305, Skokie, Illinois 60077, and to Grantee's 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, to:

*See Exhibit "A" attached hereto.*

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or 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 Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Condominium Declaration (as defined below), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Condominium 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 the Condominium Declaration the same as though the provisions of the Condominium were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises

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WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (a) current general real estate taxes, taxes for subsequent years and special taxes or special assessments;
- (b) the Illinois Condominium Property Act;
- (c) the Declaration of Condominium Ownership for Optima Old Orchard Woods Condominium, including all Exhibits thereto, as amended from time to time (the "Condominium Declaration");
- (d) applicable zoning, planned development and building laws and ordinances and other ordinances of record;
- (e) encroachments, if any;
- (f) acts done or suffered by Grantee, or anyone claiming by, through or under Grantee;
- (g) covenants, conditions agreements, building lines and restrictions of record as of the Closing Date;
- (h) easements recorded at any time prior to Closing, including any easements established by or implied from the Condominium Declaration, the Community Declaration or any amendments thereto and any easements provided therefore;
- (i) rights of the public, and local municipality and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the property;
- (j) roads or highways, if any;
- (k) Grantee's mortgage, if any;
- (l) liens, encroachments and other matters over which the title company is willing to insure;
- (m) liens, encumbrances of a definite or ascertainable amount which may be removed at the time of Closing by payment of money at the time of Closing; and
- (n) right of repurchase in favor of Grantor pursuant to Paragraph 24 of the Real Estate Agreement entered into between Grantor and Grantee, which right repurchase expires one year after the date of closing.

**Permanent Real Estate Index Number(s): 10-09-304-026**

**Address(es) of real estate: 9715 Woods Drive, Unit 1305, Skokie, Illinois 60077**

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

OPTIMA OLD ORCHARD WOODS, LLC, an Illinois Limited Liability Company

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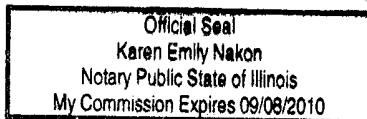
By: OPTIMA OLD ORCHARD WOODS DEVELOPMENT, LLC, an Illinois  
Limited Liability Company, Its Manager

By: David C. Hovey  
David C. Hovey, Its Manager

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 David C. Hovey, the Manager of Optima Old Orchard Woods Development, LLC, as Manager of Optima Old Orchard Woods, LLC ("Company") personally known to me to be the same person whose name is subscribed to the foregoing instrument, and as such, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 8<sup>th</sup> day of February, 2007.



[Signature]  
Notary Public

## MAIL TO:

Stotis & Baird Chartered  
200 W. Jackson Blvd., Suite 1050  
Chicago, IL 60606

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Skokie Code Chapter 98  
Paid: \$1104  
Skokie Office 01/23/07

## SEND SUBSEQUENT TAX BILLS TO:

Peter Moraitis  
9715 Woods Drive, Unit 1305  
Skokie, IL 60077

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX
STATE TAX	FEB. 28. 07	00368.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		# FP 103027

COOK COUNTY REAL ESTATE TRANSACTION TAX		REAL ESTATE TRANSFER TAX
COUNTY TAX	FEB. 28. 07	00184.00
REVENUE STAMP		# FP 103028

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## EXHIBIT "A"

UNIT 1305 AND PARKING SPACE P36 IN OPTIMA OLD ORCHARD WOODS ELM CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 2 (EXCEPT THAT PART DEDICATED FOR WOODS DRIVE) IN OLD ORCHARD WOODS SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 2004 AS DOCUMENT NUMBER 0422518103, WHICH PLAT OF SURVEY IS ATTACHED AS "EXHIBIT C" TO DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 22, 2006 AS DOCUMENT NO. 0626531058, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office