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Doc#: 0727711151 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/04/2007 03:43 PM Pg: 1 of 3

Special Warranty Deed

THE GRANTOR, **BONNIE LANE PARTNERS, LLC**, AN ILLINOIS LIMITED LIABILITY COMPANY, 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 Manager of said corporation, **CONVEY(S)** and **WARRANT(S)** to **Mahtab Nikamalfard**,

(GRANTEE'S ADDRESS) 1129 Prairie Lawn Road, Glenview, Illinois of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO: (1) Real Estate Taxes not yet due and payable, (2) private, public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restrictions, conditions and reservations contained in the Declaration; (6) Covenants, conditions restrictions, party wall permits, easements and agreements of record which do not materially adversely affect the use of the Premises as a condominium residence, and (7) Acts of Buyer

GRANTOR Also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described therein.

Permanent Real Estate Index Number(s): 08-27-102-069-0000

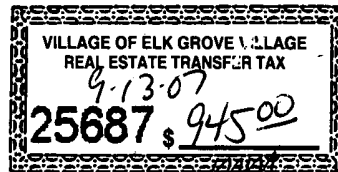
Address(es) of Real Estate: 700-750 Bonnie Lane, Unit 730
Elk Grove Village, IL 60007

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager this 28th day of August, 2007.

Bonnie Lane Partners, LLC, an Illinois Limited Liability Company

By [Signature]
Barry Seiden, Manager

AMERICAN TITLE
1687072
10/4



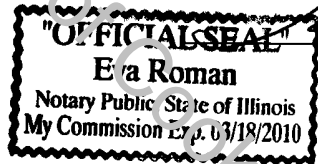
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STATE OF ILLINOIS }
 }
 COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Bonnie Lane Partners, LLC by Barry Seiden, its Manager, personally known to me to be the Manager of **Bonnie Lane Partners, LLC**, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Bonnie Lane Partners, LLC by Barry Seiden, its Manager, signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Manager 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 28th day of August, 2007.



E'ra Roman (Notary Public)

Prepared By: David S. Dordek
 8424 Skokie Boulevard
 Skokie, Illinois 60077

Mail To:
Azita M. Mojarad
Three First National Plaza
70 W. Madison St., Suite 3700
Chicago, IL 60602

Name & Address of Taxpayer:
Mahtab Nikamalfard
700-750 Bonnie Lane, Unit 730
Elk Grove Village, IL 60007

REVENUE STAMP

SEAL OF COOK COUNTY ILLINOIS

COUNTY TAX

REAL ESTATE TRANSACTION TAX

OCT - 1.07

000004 787

REAL ESTATE TRANSFER TAX

00157.50

FP 103028

STATE TAX

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

OCT - 1.07

0000047689

REAL ESTATE TRANSFER TAX

00315.00

FP 103027

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EXHIBIT A LEGAL DESCRIPTION

UNIT **730** IN BONNIE LANE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 19 IN TRITON INDUSTRIAL PARK UNIT 10, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0716615027, TOGETHER WITH THEIR PERCENTAGE INTEREST IN THE COMMON ELEMENTS.