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08056051630

This instrument prepared by:

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

Doc#: 0805605163 **Fee:** \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/25/2008 11:52 AM Pg: 1 of 5

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

This Special Warranty Deed, made February 14, 2008, 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 Amir Sanei ("Grantee") of 55 W. Chestnut St., #2201, Chicago, IL 60610,

W.

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(s), 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 wit:

See Exhibit "A" attached hereto.

Together with all and singular the hereditaments and appurtenances thereto 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 and Community Declaration (both as defined below, together the "Declarations"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declarations 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 Declarations the same as though the provisions of the Declarations 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

FIRST AMERICAN TITLE 176 3136

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STATE TAX

STATE OF ILLINOIS

FEB. 22. 08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000054036

REAL ESTATE TRANSFER TAX
00320.00
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

FEB. 22. 08

REVENUE STAMP

0000051237

REAL ESTATE TRANSFER TAX
00160.00
FP 103028

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hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL 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 Maple Condominium, including all Exhibits thereto, as amended from time to time (the "Condominium Declaration");
- (d) the Community Declaration for Optima Old Orchard Woods, including all Exhibits thereto, as amended from time to time (the "Community Declaration");
- (e) applicable zoning, planned development and building laws and ordinances and other ordinances of record;
- (f) encroachments, if any;
- (g) acts done or suffered by Grantee, or anyone claiming by, through or under Grantee;
- (h) covenants, conditions agreements, building lines and restrictions of record as of the Closing Date;
- (i) 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 therefor;
- (j) 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;
- (k) roads or highways, if any;
- (l) Grantee's mortgage, if any;
- (m) liens, encroachments and other matters over which the title company is willing to insure;
- (n) 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
- (o) right of repurchase in favor of Grantor pursuant to Paragraph 24 of the Unit Purchase 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 of real estate: 9725 Woods Drive, Unit 305, Skokie, Illinois 60077
9725 Woods Drive, Parking Space P884, Skokie, Illinois 60077

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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

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

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

By: Richard J. Nakon or James W. Kaiser, his Attorney-in-Fact

**STATE OF ILLINOIS }
COUNTY OF LAKE }SS.**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Richard J. Nakon or James W. Kaiser, as Attorney-in-Fact for 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 and on behalf of David C. Hovey 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 February 14, 2008.

Notary Public

MAIL TO:

Andrew L. Spivack
738 N. Wells St., 2nd Floor
Chicago, IL 60610

Official Seal
Carynn Wiltse
Notary Public State of Illinois
My Commission Expires 05/01/2009

SEND SUBSEQUENT TAX BILLS TO:

Amir Sanei
9725 Woods Drive, Unit 305
Skokie, IL 60077

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 98
Paid: \$960
Skokie Office 01/08/08

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EXHIBIT "A"

UNIT 305 AND PARKING SPACE P-884 IN OPTIMA OLD ORCHARD WOODS MAPLE CONDOMINIUM, AS DELINATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOT 2 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 MERIDAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 5, 2007, AS DOCUMENT NO. 0727815093, AS AMENDED FROM TIME TO TIME, TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office