

19802267 JW (2) 83: Sz12410 TIC

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 5th day of November, 1998, between Lincoln Ridge Carriage Homes, L.L.C., a 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, party of the first part, and Loida Ticzon-Preza



08072994

of Cook County, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their 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 and by this reference made a part hereof

Permanent Real Estate Numbers: 10-27-307-004; 10-27-307-021; 10-27-307-026

Address(es) of real estate: 7408 North Lincoln Avenue, Unit A, Skokie, Illinois 60076

THIS INSTRUMENT WAS PREPARED BY:

Michael S. Kurtzon
Miller, Shakman, Hamilton
Kurtzon & Schlifke
208 South LaSalle Street
Suite 1100
Chicago, Illinois 60604

AFTER RECORDING RETURN TO:

Joel S Hymen
750 W Lake Cook Rd, Skokie
Buffalo Grove, IL
60089

Mail Tax Bill to:

Loida Ticzon-Preza, 7408 N Lincoln Ave, Unit A
SKOKIE, IL 60076

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first party, 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 appurtences, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their 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 incumbered 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 DEFEND, subject to the items listed in Paragraph 8 of the Purchase Agreement between the party of the first part and the party of the second part.

IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of the day and year first above written.

LINCOLN RIDGE CARRIAGE HOMES, L.L.C.,
an Illinois limited liability company

By: Lincoln Ridge Holdings Company, L.L.C.,
an Illinois limited liability company, its
manager

By: Robin Construction Corporation, an Illinois
corporation, its manager

By: _____

Its: _____

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 10
Paid: \$777.00
Skokie Office 11/12/98

0 9 9 2 0 8	Cook County	1765	STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
	REAL ESTATE TRANSACTION TAX	1755	
REVENUE STAMP	NOV 25 '98	1745	DEPT. OF REVENUE
129.25	1735	NOV 25 '98	
0 8 1 8		1725	258.50
		1715	
		1705	
		1695	
		1685	
		1675	
		1665	
		1655	
		1645	
		1635	
		1625	
		1615	
		1605	
		1595	
		1585	
		1575	
		1565	
		1555	
		1545	
		1535	
		1525	
		1515	
		1505	
		1495	
		1485	
		1475	
		1465	
		1455	
		1445	
		1435	
		1425	
		1415	
		1405	
		1395	
		1385	
		1375	
		1365	
		1355	
		1345	
		1335	
		1325	
		1315	
		1305	
		1295	
		1285	
		1275	
		1265	
		1255	
		1245	
		1235	
		1225	
		1215	
		1205	
		1195	
		1185	
		1175	
		1165	
		1155	
		1145	
		1135	
		1125	
		1115	
		1105	
		1095	
		1085	
		1075	
		1065	
		1055	
		1045	
		1035	
		1025	
		1015	
		1005	
		995	
		985	
		975	
		965	
		955	
		945	
		935	
		925	
		915	
		905	
		895	
		885	
		875	
		865	
		855	
		845	
		835	
		825	
		815	
		805	
		795	
		785	
		775	
		765	
		755	
		745	
		735	
		725	
		715	
		705	
		695	
		685	
		675	
		665	
		655	
		645	
		635	
		625	
		615	
		605	
		595	
		585	
		575	
		565	
		555	
		545	
		535	
		525	
		515	
		505	
		495	
		485	
		475	
		465	
		455	
		445	
		435	
		425	
		415	
		405	
		395	
		385	
		375	
		365	
		355	
		345	
		335	
		325	
		315	
		305	
		295	
		285	
		275	
		265	
		255	
		245	
		235	
		225	
		215	
		205	
		195	
		185	
		175	
		165	
		155	
		145	
		135	
		125	
		115	
		105	
		95	
		85	
		75	
		65	
		55	
		45	
		35	
		25	
		15	
		5	

UNOFFICIAL COPY

STATE OF ILLINOIS)

) SS

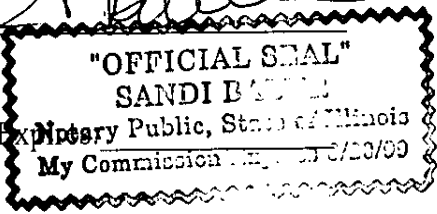
COUNTY OF COOK)

I, Sandi B. Bane a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard D. Bove personally known to me to be the Bos of Robin Construction Corporation, an Illinois corporation, the Manager of Lincoln Ridge Carriage Homes, L.L.C., 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 Bos he signed and delivered the said instrument his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of Nov, 1998.

Sandi B. Bane
Notary Public

My commission Expires



Property of Cook County Clerk's Office

PARCEL 1:

PART OF LOT 4 IN LINCOLN RIDGE, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SKOKIE, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1998 AS DOCUMENT 98572643 IN COOK COUNTY, ILLINOIS, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 4, AFORESAID; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 11.54 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 1.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 10.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 9.86 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 50.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 13.50 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 7.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 12.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 7.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 14.50 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 33.95 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 17.97 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 26.05 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 12.17 FEET TO THE POINT OF BEGINNING, ALL LYING BETWEEN ELEVATION 610.60 AND ELEVATION 620.88.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LINCOLN RIDGE CARRIAGE HOME ASSOCIATION RECORDED JULY 15, 1998 AS DOCUMENT NUMBER 98613435.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS AND BY-LAWS FOR LINCOLN RIDGE HOMEOWNERS ASSOCIATION RECORDED JULY 15, 1998 AS DOCUMENT NUMBER 98613434.