



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Limited Liability Company to  
Individual)**



Doc#: 0817740199 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/25/2008 02:29 PM Pg: 1 of 4

6268035

REPUBLIC TITLE CO.

**THE GRANTOR, OLD ORCHARD DEVELOPMENT, LLC**, an Illinois 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, 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 Board of Members of said Limited Liability Company, **CONVEYS and WARRANTS**

Igor Blumin

3123 Old Glenview Road

Wilmette, Illinois 60091

Cook

of the County of \_\_\_\_\_, State of Illinois

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Skokie Code Chapter 98  
Paid: \$525  
Skokie Office 06/19/08

- 1. as Tenants in Common
- 2. not as Tenants in Common but as Joint Tenants
- 3. not as Tenants in Common and not as Joint Tenants, but as Husband and Wife, as Tenants by the Entirety

the following described Real Estate situated in County of Cook, in the State of Illinois, to wit:

"See legal description attached hereto and made a part hereof."

Permanent Real Estate Index Numbers:

Address of Real Estate: 10119 Old Orchard Court, Unit 102, Skokie, Illinois 60076

To have and to hold

- 1. as Tenants in Common
- 2. not as Tenants in Common but as Joint Tenants
- 3. not as Tenants in Common but not as Joint Tenants, but as Husband and Wife, as Tenants by the Entirety

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by one of its Managers, this 3rd day April, 2008.

OLD ORCHARD DEVELOPMENT LLC, an Illinois Limited Liability Company

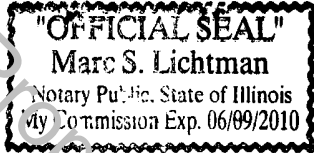
By Igor Blumin  
Igor Blumin  
Manager


YHC

# STATE OF ILLINOIS, COUNTY OF LAKE ss. UNOFFICIAL COPY

I, Marc S. Lichtman, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Igor Blumin, personally known to me to be one of the Managers of the OLD ORCHARD DEVELOPMENT, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing 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 Board of Members of said Limited Liability Company, as their 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 3rd day of April, 2008.





  
\_\_\_\_\_  
Marc S. Lichtman (Notary Public)

**Prepared By:** Marc S. Lichtman  
Attorney at Law  
Marc S. Lichtman & Associates, Ltd.  
222 North LaSalle Street  
Suite 200  
Chicago, Illinois 60601

**Mail To:** Marc S. Lichtman  
Marc S. Lichtman & Associates, Ltd.  
222 North LaSalle Street  
Suite 200  
Chicago, Illinois 60601

**Name & Address of Taxpayer:**  
Igor Blumin  
3123 Old Glenview Road  
Wilmette, Illinois 60091

|  |           |
|--|-----------|
| STATE OF ILLINOIS  |           |
|  | JUN-23-08 |
| STATE TAX  |           |
| REAL ESTATE TRANSFER TAX<br>DEPARTMENT OF REVENUE                                  |           |
| # 0000008744   |           |
| REAL ESTATE TRANSFER TAX   | 00175.00  |
|  | FP 103020 |

|   |           |
|---|-----------|
| COOK COUNTY   |           |
| REAL ESTATE TRANSACTION TAX   |           |
|  | JUN-23-08 |
| COUNTY TAX  |           |
| REVENUE STAMP   |           |
| # 0000000075  |           |
| REAL ESTATE TRANSFER TAX  | 00087.50  |
|   | FP 103019 |

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## LEGAL DESCRIPTION

PARCEL 1:

UNIT 10119-102 IN THE OLD ORCHARD CONDOMINIUM BUILDING 3 CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 1 TO 36 BOTH INCLUSIVE, IN OLD ORCHARD RESUBDIVISION, RECORDED NOVEMBER 29, 1956 AS DOCUMENT 16767277 IN BOOK 482 OF PLATS, PAGE 38, SUCH RESUBDIVISION BEING A PART OF LOT 5 AND ALL OF LOT 6 IN ADMINISTRATOR'S SUBDIVISION OF THE NORTHWEST FRACTIONAL ¼ OF FRACTIONAL SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VACATED BORDER LANE, VACATED WESTMORELAND DRIVE AND THAT PART OF VACATED BEVERLY DRIVE AND VACATED HARVEST LANE LYING NORTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF AFORESAID OLD ORCHARD RESUBDIVISION FROM A POINT IN SAID EAST LINE, 14.07 FEET NORTH OF THE NORTHEAST CORNER OF LOT 48 ALL AS SHOWN IN OLD ORCHARD RESUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 073510307 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST OWNED IN THE COMMON ELEMENTS.

PARCEL 2:

DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR CONDOMINIUMS AT OLD ORCHARD MASTER ASSOCIATION RECORDED AUGUST 30, 2007 AS DOCUMENT NUMBER 0724215076

Common Address: 10119 Old Orchard Court, Unit 102 Skokie, Illinois 60077

PERMANENT INDEX NUMBER: 10-10-101-001 through 10-10-101-019, 10-10-101-021, 10-10-102-001 through 10-10-102-009 and 10-10-102-017 through 10-10-102-036

Grantor also hereby Grants to 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, and Grantor reserves to itself, 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.

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The Tenant of unit has waived or has failed to exercise the right of first refusal.

SUBJECT TO:

- (a) General real estate taxes for the previous and current year not yet due and for subsequent years, including taxes which may accrue by reason of new additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions agreements, conditions, party wall rights and building lines of record;
- (d) The Condominium Property Act of the State of Illinois.
- (e) Survey attached as Exhibit B to the Declaration of Condominium Ownership for Old Orchard Building 3 Condominium Association recorded on December 17, 2007 as document number 073510307;
- (f) Declaration of Old Orchard Building 3 Condominium Association recorded on December 17, 2007 as document number 073510307;
- (g) Applicable zoning and building laws and ordinances;
- (h) Plats of dedication and plats of subdivision and covenants thereon;
- (i) Survey attached as Exhibit B to the Master Association Declaration for the Condominiums at Old Orchard recorded on August 30, 2007 as document number 0724215076; and
- (j) Master Association Declaration for the Condominiums at Old Orchard recorded on August 30, 2007 as document number 0724215076.

Deputy Cook County Clerk's Office