

UNOFFICIAL COPY



Doc#: 0821711002 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/04/2008 09:08 AM Pg: 1 of 3

Property of Cook County Clerk's Office

**WARRANTY  
DEED**

STEWART TITLE OF ILLINOIS  
2 N. LaSalle Street  
Suite 625  
Chicago, IL 60602  
312-849-4243

10-21-407-025-1002  
-1054

8200 N. Lincoln Ave 346  
Skokie, IL 349

463988 SL  
**WARRANTY DEED**

**UNOFFICIAL COPY**

ILLINOIS STATUTORY

(Limited Liability Company to Individual)

MAIL TO:

ROUBEN S. GHORBANIAN  
6148 N. CENTRAL PARK AVE  
CHICAGO, IL 60659

NAME & ADDRESS OF TAXPAYER:

Rouben S. Ghorbanian  
 8200 N. Lincoln Avenue Unit 202  
 Skokie, IL 60077

RECORDER'S STAMP

GRANTOR, **NOKWOOD SKOKIE LLC**, an Illinois limited liability company, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid and receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to Grantee(s): **Rouben S. Ghorbanian and Nanette M. Ghorbanian, husband and wife, not as joint tenants or as tenants in common, but as tenants by the entirety, of 6148 N. Central Park Avenue, Chicago, IL 60605**, the following real estate situated in the Village of Skokie, Cook County, State of Illinois, to wit:

Parcel 1: Units 202 and P-12, together with their respective undivided percentage interest in the common elements in the 8200 N. Lincoln Condominium, as delineated and defined in the Declaration Recorded as Document Number 0602032088, in the Southeast Quarter of Section 21, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

Parcel 2: The exclusive right to use S-12 Limited Common Elements, in the 8200 N. Lincoln Condominium, as delineated and defined in the Declaration Recorded as Document Number 0602032088, in the Southeast Quarter of Section 21, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

Grantor also hereby grants to the Grantee, its successors and assigns, all 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 aforesaid, 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 herein.

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.

This Deed is also subject to: real estate taxes not yet due and payable; the Illinois Condominium Property Act; the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 8200 N. Lincoln Condominium Association; condominium assessments and special assessments due and payable after the closing date; covenants, conditions and restrictions and building lines then of record; easements existing or of record; and special taxes or assessments for improvements not yet completed or other assessments or installments thereof not due as of the closing date.

Permanent Real Estate Index Number(s): **10-21-407-025-1002 and 10-21-407-025-1054**

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Address of Real Estate: 8200 N. Lincoln Avenue, Skokie, IL 60077

In Witness Whereof, said Grantor has caused its name to be signed to these presents this this 09th day of July, 2008.

**NORWOOD SKOKIE LLC, an Illinois limited liability company**

**By: Norwood Construction, Inc., an Illinois corporation, company manager**

By: *Susan J. Smith*  
Vice President

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 Susan J. Smith personally known to me to be the Vice President of Norwood Construction, Inc., an Illinois Corporation, the Manager of Norwood Skokie LLC, an Illinois limited liability Company, and 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 Vice President, she signed and delivered the said instrument pursuant to authority given by the Board of directors of said Corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of said Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 09th day of July, 2008.

*Linda Yi-Condon*  
Notary Public



NOTARIAL SEAL

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Skokie Code Chapter 98  
Paid: \$753  
Skokie Office 07/07/08

OFFICIAL SEAL  
LINDA YI-CONDON  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 07/29/09

This instrument was prepared by Stephen B. Messutta, 250 S. Northwest Highway #310, Park Ridge, IL 60068.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

 <b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX JUL. 16. 08 REVENUE STAMP	# 000004578	<b>REAL ESTATE TRANSFER TAX</b> 0012550 FP 102810	 <b>STATE OF ILLINOIS</b> JUL. 16. 08 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000004806	<b>REAL ESTATE TRANSFER TAX</b> 0025100 FP 102804