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FIRST AMERICAN TITLE

ORDER # 1838907

10/2

This instrument prepared by:

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



Doc#: 0823305132 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/20/2008 11:53 AM Pg: 1 of 5

ABOVE SPACE FOR RECORDER'S USE ONLY

**SPECIAL WARRANTY DEED**

This Special Warranty Deed, made July 29, 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 Scott Posner and Elizabeth Posner, Husband and Wife ("Grantee") of 1422 N. King Edward Crt, #304, Palatine, IL 60067,

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), as

- Not as tenants in common, but as joint tenants
- Tenants by the Entirety

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 thereunto 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.

5/8

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Property

**STATE OF ILLINOIS**  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

AUG. 15. 08

STATE TAX

8013500000 #

REAL ESTATE TRANSFER TAX
0059250
FP 103027

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP

AUG. 15. 08

COUNTY TAX

713500000 #

REAL ESTATE TRANSFER TAX
0029625
FP 103028

County Clerk's Office

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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 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 any one 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): 10-09-304-027-0000**

**Address of real estate: 9725 Woods Drive, Unit 1415, Skokie, Illinois 60077**

**9725 Woods Drive, Parking Space P97 and P98, Skokie, Illinois 60077**

VILLAGE OF SKOKIE, ILLINOIS  
 Economic Development Tax  
 Skokie Code Chapter 98  
 Paid: \$1779  
 Skokie Office 07/16/08


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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, Its Manager

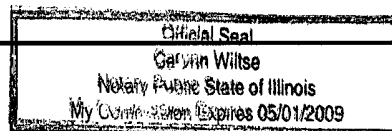
By:   
 Richard J. Nakon or James W. Kaiser, his Attorney-in-Fact

STATE OF ILLINOIS }  
 } SS.  
 COUNTY OF LAKE }

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 July 29, 2008.

  
 Notary Public



**MAIL TO:**

**Karen M. Patterson**  
 2400 Ravine Way, Suite 200  
 Glenview, IL 60025

**SEND SUBSEQUENT TAX BILLS TO:**

Scott A. Posner & Elizabeth Posner  
 9725 Woods Drive, Unit 1415  
 Skokie, IL 60077

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## EXHIBIT "A"

UNIT 1415 AND PARKING SPACE P-97 AND P-98 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