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SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 8<sup>th</sup> day of **November**, 1999, 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 **Anthony J. Lombardo and Lisa M. LaForte**



NUNT MSP N 9902133 20FY

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, not in Tenancy in Common, but in JOINT TENANCY with rights of survivorship, 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:

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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: 7432 North Lincoln Avenue, Unit D, Skokie, Illinois 60076

THIS INSTRUMENT WAS PREPARED BY:

AFTER RECORDING RETURN TO:

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



Mitchell F. Asher  
157 N. Broadway  
Palatine Ill. 60067

Mail Tax Bill to:

\_\_\_\_\_

# UNOFFICIAL COPY

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 appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

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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 an 1 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: \$915.00  
Skokie Office 11/08/99

STATE TAX	STATE OF ILLINOIS	NOV. 10.99	0000000220	REAL ESTATE TRANSFER TAX
				0030500
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		#	FP326703

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	NOV. 10.99	812000000018	REAL ESTATE TRANSFER TAX
				0015250
	REVENUE STAMP		#	FP326657



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PARCEL 1:

PART OF LOT 16 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 NORTHWEST CORNER OF LOT 16, AFORESAID; THENCE SOUTH 44 DEGREES 21 MINUTES 32 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 16, A DISTANCE OF 23.62 FEET; THENCE SOUTH 45 DEGREES 38 MINUTES 28 SECONDS WEST, 1.00 FOOT TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 45 DEGREES 38 MINUTES 28 SECONDS WEST, 26.00 FEET; THENCE SOUTH 44 DEGREES 21 MINUTES 32 SECONDS EAST, 18.05 FEET; THENCE SOUTH 45 DEGREES 38 MINUTES 21 SECONDS WEST, 34.00 FEET; THENCE NORTH 44 DEGREES 21 MINUTES 32 SECONDS WEST, 14.56 FEET; THENCE SOUTH 45 DEGREES 38 MINUTES 28 SECONDS WEST, 7.00 FEET; THENCE NORTH 44 DEGREES 21 MINUTES 32 SECONDS WEST, 12.05 FEET; THENCE NORTH 45 DEGREES 38 MINUTES 28 SECONDS EAST, 7.00 FEET; THENCE NORTH 44 DEGREES 21 MINUTES 32 SECONDS WEST, 13.40 FEET; THENCE NORTH 45 DEGREES 38 MINUTES 28 SECONDS EAST, 16.35 FEET; THENCE SOUTH 44 DEGREES 21 MINUTES 32 SECONDS EAST, 4.91 FEET; THENCE NORTH 45 DEGREES 38 MINUTES 28 SECONDS EAST, 22.15 FEET; THENCE SOUTH 44 DEGREES 21 MINUTES 32 SECONDS EAST, 4.87 FEET; THENCE NORTH 45 DEGREES 38 MINUTES 28 SECONDS EAST, 20.00 FEET; THENCE SOUTH 44 DEGREES 21 MINUTES 32 SECONDS EAST, 11.91 FEET; THENCE NORTH 45 DEGREES 38 MINUTES 28 SECONDS EAST, 1.50 FEET; THENCE SOUTH 44 DEGREES 21 MINUTES 32 SECONDS EAST, 0.22 FEET TO THE POINT OF BEGINNING, ALL LYING ABOVE ELEVATION 41.02 CHICAGO CITY DATUM, TOGETHER WITH THAT PART OF LOT 16 AFOREMENTIONED, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 16; THENCE SOUTH 44 DEGREES 21 MINUTES 32 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 16, A DISTANCE OF 23.62 FEET; THENCE SOUTH 45 DEGREES 38 MINUTES 28 SECONDS WEST, 1.00 FOOT TO THE POINT OF BEGINNING; THENCE SOUTH 44 DEGREES 21 MINUTES 32 SECONDS EAST, 18.05 FEET; THENCE SOUTH 45 DEGREES 38 MINUTES 28 SECONDS WEST, 26.00 FEET; THENCE NORTH 44 DEGREES 21 MINUTES 32 SECONDS WEST, 18.05 FEET; THENCE NORTH 45 DEGREES 38 MINUTES 28 SECONDS EAST, 26.00 FEET TO THE POINT OF BEGINNING.

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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.

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State of Illinois )  
                          )  
County of Cook    )

The undersigned, Lincoln Ridge Carriage Homes, L.L.C., an Illinois limited liability company ("Affiant"), being duly sworn on oath, states that the attached deed is not in violation of Section 1 of the Illinois Plat Act, 765 ILCS 205/1 et. seq. (the "Act"), for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

2. The conveyance falls in one of the following exemptions as set forth in the Act:

- a. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
- b. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
- c. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- d. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
- e. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
- f. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
- g. Conveyance made to correct descriptions in prior conveyances;
- h. The sale or exchange of parcels or tracts of land following division into no more than two part of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
- i. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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Affiant further states that Affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording

SUBSCRIBED and SWORN to before me  
this 8<sup>th</sup> day of November, 1999.

Linda Szarkowski  
Notary Public

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

By: Lincoln Ridge Holdings Company, LLC, an  
Illinois limited liability company, its manager

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

By: [Signature]  
Its: [Signature]



Property of Cook County Clerk's Office