

# UNOFFICIAL COPY



Chicago Title Insurance Company

Warranty DEED  
ILLINOIS STATUTORY

ST511704



Doc#: 1019704057 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/16/2010 10:39 AM Pg: 1 of 3

THE GRANTOR(S), Oakton Park Condominiums, L.L.C., an Illinois limited liability company of the City of Skokie, County of Cook, State of IL for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warranty to Flora Magundayao, 8000 N. Kilpatrick Skokie, IL 60076 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached hereto and made a part hereof.

**SUBJECT TO:** General real estate taxes not due and payable at the time of closing; the Illinois Condominium Property Act and the Municipal Code of Skokie, the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws for the Oakton Park Condominiums, including all amendments and exhibits thereto, applicable zoning and building laws and ordinances, acts done or suffered by Grantee or anyone claiming by, through or under Grantee, easements, agreements, conditions, covenants and restrictions of record, if any and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee and encroachments, if any.

Grantor also hereby grants to the 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, 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 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.

No Notice of Intent was given under Section 30 of the Illinois Condominium Property Act because there were no tenants at the parcel.

Permanent Real Estate Index Number(s): 10-22-326-044-1011 and 10-22-326-044-1060  
Address(es) of Real Estate: 8000 Kilpatrick, Unit 4C, P-36 Skokie, IL 60076

Dated this 6<sup>th</sup> day of July, 2010

Oakton Park Condominiums, L.L.C.

By: [Signature]  
Andrew Sarris, Manager

S 7  
P 2  
S N  
SC 7  
INT N

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Skokie Code Chapter 98  
Paid: \$795  
Skokie Office 07/01/10

BOX 333-CTP

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Andrew Sarris, personally known to me to be the Manager of the Oakton Park Condominiums, LLC, 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 severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority given by the Members of such company, as 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 6<sup>th</sup> day of July, \_\_\_\_\_



*Michael Z Margolies*  
\_\_\_\_\_  
(Notary Public)

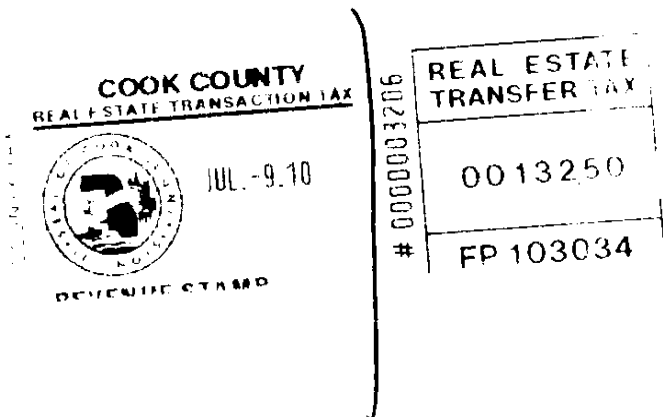
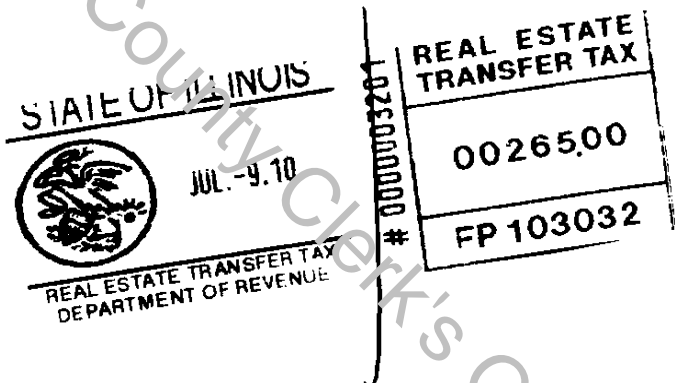
**Prepared By:** Stephanie Uhler  
4709 W. Golf Road, Suite 475  
Skokie, IL 60076

**Mail To:**

W. Raymond Pasulka  
70 W. Madison, Suite 650  
Chicago, Illinois 60602

**Name & Address of Taxpayer:**

Flora Magundayao  
8000 Kilpatrick, Unit 4C, P-36  
Skokie, IL 60076



**UNOFFICIAL COPY****EXHIBIT A  
LEGAL DESCRIPTION**

UNIT NUMBERS 4C AND P-36 IN THE OAKTON KILPATRICK PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 17, 18, 19 AND 20 IN BLANEUSER'S OAKTON CICERO "L" SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM THE FOLLOWING:

THAT PART LYING ABOVE AN ELEVATION OF 608.25 AND BELOW AN ELEVATION OF 618.50 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT BEING THE NORTH LINE OF OAKTON STREET, 11.10 FEET; THENCE NORTH, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 6.50 FEET TO THE INTERIOR FACE OF A WALL AND THE POINT OF BEGINNING; THENCE FOLLOWING THE INTERIOR FACE OF THE WALLS THE FOLLOWING COURSES AND DISTANCES, WEST 17.84 FEET, NORTH 0.89 FEET, WEST 0.70 FEET, SOUTH 0.61 FEET; WEST 1.17 FEET, SOUTH 0.28 FEET, WEST 19.94 FEET, NORTH 1.96 FEET, WEST 4.17 FEET, SOUTH 1.96 FEET, WEST 11.68 FEET, NORTH 0.10 FEET, WEST 1.13 FEET, SOUTH 0.10 FEET WEST 8.00 FEET, NORTH 5.30 FEET, WEST 1.45 FEET, NORTH 31.06 FEET, EAST 65.95 FEET, SOUTH 0.20 FEET, EAST 4.90 FEET, SOUTH 2.56 FEET, EAST 5.05 FEET, SOUTH 23.83 FEET, WEST 3.70 FEET, SOUTH 3.75 FEET, SOUTHWEST 8.60 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING THAT PART LYING ABOVE AN ELEVATION OF 608.50 AND BELOW AN ELEVATION OF 618.50 BOUNDED AND DESCRIBED AS FOLLOWS: THE NORTH 22.75 FEET OF THE WEST 80 FEET OF THE EAST 89.00 FEET OF SAID TRACT, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 0516034080 AND AMENDED BY SPECIAL AMENDMENT RECORDED FEBRUARY 9, 2006 AS DOCUMENT NUMBER 0604034052, AND AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office