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Doc#: 1400701012 Fee: \$44.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/07/2014 10:25 AM Pg: 1 of 4

This instrument was prepared by:
Christyl Marsh
Cohen, Salk & Huvad
630 Dundee Road, Suite 120
Northbrook, IL 60062

After recording return to:
Dmitriy Meleshko
425 Huehl Road, Suite 4B
Northbrook, IL 60062

Send subsequent tax bills to:
Pavel and Rima Berkovich
4257 Linden Tree Lane
Glenview, Illinois 60025

For Recorder's Office Use Only

SPECIAL WARRANTY DEED

Lincoln Albany LLC, an Illinois limited liability company ("Grantor"), having an address at 3400 W. Lawrence Avenue, Chicago, IL 60625, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY unto **Pavel Berkovich and Rima Berkovich**, husband and wife, as JOINT TENANTS (herein, collectively the "Grantee") having an address at 4257 Linden Tree Lane, Glenview, Illinois 60025, the real estate situated in the County of Cook, in the State of Illinois, described as follows (the "Real Estate"):

See Exhibit A attached hereto.

TO HAVE AND TO HOLD, the said premises with the appurtenances for the uses and purposes herein set forth.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors and assigns, that Grantor has not done or suffered to be done anything whereby the Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend the Real Estate, against all persons lawfully claiming or to claim the same, by, though or under it, **subject to:** General real estate taxes not yet due and payable; the permitted exceptions set forth on **Exhibit B** attached hereto; and Grantee's mortgage, if any.

Grantor also hereby grants to the Grantee, their successors and assigns, as rights and easements appurtenant to the above described Real Estate, the rights and easements for the benefit of said Real Estate set forth in the declaration of condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the declaration for the benefit of the remaining property described therein.

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Exhibit A

Legal Description

Address: 4953 Oakton Avenue, Units 409, P-17 and P-99, Skokie, Illinois 60077

PINS: 10-28-201-034-1020 (unit 409), 10-28-201-034-1040 (unit P-17) and 10-28-201-034-1117 (unit P-99)

UNITS 409 AND PARKING SPACES P-17 AND P-99 IN METROPOLITAN OF SKOKIE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 3 IN METROPOLITAN OF SKOKIE, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 2, 2005 AS DOCUMENT 0524544033 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

(A) BELOW A HORIZONTAL PLANE AT ELEVATION 630.55 USGS DATUM.

(B) ABOVE A HORIZONTAL PLANE AT ELEVATION 641.91 USGS DATUM BELOW A HORIZONTAL PLANE AT ELEVATION 664.55 USGS DATUM; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 08, 2005 AS DOCUMENT 0531218048, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED DECEMBER 20, 2005 AS DOCUMENT 0535403095, SECOND AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED MARCH 15, 2006 AS DOCUMENT 0607431105, THIRD AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED MAY 1, 2006 AS DOCUMENT 0612117117 AND FOURTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED JUNE 08, 2006 AS DOCUMENT 0615945105 AND AS MAY BE FURTHER AMENDED FROM TIME TO TIME.

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Exhibit B

Permitted Exceptions

1. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 6, 2005 AS DOCUMENT NO. 0527945134, AMENDED AND RESTATED BY DECLARATION RECORDED NOVEMBER 8, 2005 AS DOCUMENT 0531218048, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
2. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT 0527945133, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE. AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS DATED NOVEMBER 7, 2005 AND RECORDED AS DOCUMENT 0531218047.
3. EASEMENT IN FAVOR OF COMCAST OF ILLINOIS TEXAS INC., AND ITS SUCCESSORS AND ASSIGNS, EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT 0518020111, AFFECTING THE COMMON ELEMENTS.
4. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE ORDINANCE NO. 03-6-P-3179 PROVIDING FOR THE REPEAL OF ORDINANCE NO. 02-1-P-3-57, RECORDED AS DOCUMENT 0020025183, RELATING TO ACQUISITION OF THE REAL ESTATE LOCATED AT 4949 N. OAKTON STREET, SKOKIE, ILLINOIS AND THE ADJACENT PARKING LOT TO THE WEST.
5. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN LANDSCAPING, INSTALLATION AND MAINTENANCE AGREEMENT DATED JUNE 2, 2003 AND RECORDED SEPTEMBER 17, 2003 AS DOCUMENT 0326050111 BETWEEN GEORGE LONDOS, OAKTON PLACE, L.L.C. AND THE VILLAGE OF SKOKIE, ORDINANCE NO. 03-06-Z-3175, AS DISCLOSED BY DEED IN LIEU OF FORECLOSURE DATED JUNE 21, 2011 AND RECORDED JUNE 22, 2011 AS DOCUMENT 1117329076.
6. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN LANDSCAPING, INSTALLATION AND MAINTENANCE AGREEMENT RECORDED SEPTEMBER 17, 2003 AS DOCUMENT 0326050114, ORDINANCE NO. 03-06-Z-3175, AS DISCLOSED BY DEED IN LIEU OF FORECLOSURE DATED JUNE 21, 2011 AND RECORDED JUNE 22, 2011 AS DOCUMENT 1117329076.
7. RIGHTS OF PUBLIC, VILLAGE OF SKOKIE AND STATE OF ILLINOIS IN AND TO THE NORTH 7.00 FEET OF THE LAND, DEDICATED BY ORDINANCE NO. 03-6-Z-3174 APPROVING THE DEDICATION OF PROPERTY AS PART OF OAKTON STREET AND A PLAT OF RESUBDIVISION AND CONSOLIDATION FOR PROPERTY DATED JUNE 2, 2003 AND RECORDED SEPTEMBER 17, 2003 AS DOCUMENT 0326050113, AS DISCLOSED BY DEED IN LIEU OF FORECLOSURE DATED JUNE 21, 2011 AND RECORDED JUNE 22, 2011 AS DOCUMENT 1117329076.