

FIRST AMERICAN TITLE
ORDER # 55255

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Doc#: 1422735051 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/15/2014 11:19 AM Pg: 1 of 4

RECORD AND MAIL TO:

George LaCorte PC
6713 N. Dikeman F
Chicago, IL 60631

Send tax Bills to:

6535 Nadine Ibrahim
6521-35 North Lincoln Avenue
Unit 8
Lincolnwood, IL 60712

SPECIAL WARRANTY DEED

This INDENTURE WITNESSETH, that **LV Lincolnwood LLC**, an Illinois limited liability company, with its principal place of business located at 233 South Wacker Drive, Suite 9700, Chicago, Cook County, Illinois 60606, as "GRANTOR" CONVEYS AND WARRANTS to Nadine Ibrahim, a single individual, of Chicago, Illinois, "GRANTEE", in consideration in the sum of One and No/100 Dollar (\$1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

Unit No. 8, in Lincolnwood Row Condominiums, as delineated on a plat of survey of the following described tract of land: Lots 21 to 26, inclusive, (except the Southwesterly 17 feet of said lots taken for Lincoln Avenue), and the Southwesterly half of the vacated alley lying Northeasterly and adjoining said lots, in Proesel's Lincoln Avenue Subdivision of Lots 1, 2, 3, 4, 20, 21 and 22, in John Proesel's Estate Partition, a subdivision of the South half of the Southwest quarter of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, which plat of survey is attached as Exhibit "D" to the declaration of condominium ownership recorded May 03, 2014, as document no. 1412818005 as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Common Address: 6521-35 North Lincoln, Unit 8, Lincolnwood, IL 60712

AVE.

PIN: 10-35-320-038-0000

It is understood and agreed by the parties hereto that the title to the Real Estate herein conveyed is warranted only insofar as it might be affected by any act of the Grantor during its ownership thereof, and not otherwise.

Grantor also hereby grants to the Grantee and her successors and assigns, as rights and easements appurtenant to the subject Unit described herein, the rights and easements for the benefit of said Unit set forth in the Declaration of Condominium; 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.

There is no tenant of the Unit that has the option to purchase the subject Unit

REAL ESTATE TRANSFER TAX 25-Jul-2014



COUNTY: 215.00
ILLINOIS: 430.00
TOTAL: 645.00

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of this 21st day of July, 2014.

LV Lincolnwood LLC

By: *Stanley Pillman*
Name: Stanley Pillman
Title: Manager

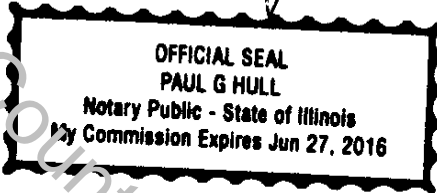
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that on this day personally appeared before me Stanley Pillman, Manager of LV Lincolnwood LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and having acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act and deed of said company.

Given under my hand and official seal this 21st day of July, 2014.

Paul G. Hull
Notary Public

Prepared by:
Paul G. Hull, Esq.
The Hull Law Group LLC
233 South Wacker Drive
Suite 9700
Chicago, IL 60606



Notary Public for Cook County Clerk's Office

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EXHIBIT

LEGAL DESCRIPTION

Legal Description: Unit No. 8, in Lincolnwood Row Condominiums, as delineated on a plat of survey of the following described tract of land: Lots 21 to 26, inclusive, (except the Southwesterly 17 feet of said lots taken for Lincoln Avenue), and the Southwesterly half of the vacated alley lying Northeasterly and adjoining said lots, in Proesel's Lincoln Avenue Subdivision of Lots 1, 2, 3, 4, 20, 21 and 22, in John Proesel's Estate Partition, a subdivision of the South half of the Southwest quarter of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, which plat of survey is attached as Exhibit "D" to the declaration of condominium ownership recorded May 08, 2014, as document no. 1412818005 as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Permanent Index #'s: 10-35-320-038 Vol.No 130

Property Address: 6521 35 North Lincoln Ave #8, Lincolnwood, Illinois 60712

Property of Cook County Clerk's Office

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

ATTACH TO ALL EXEMPT
AND NON-EXEMPT DEEDS

Village of Lincolnwood
Attention: Water Billing Division
6900 North Lincoln Avenue
Lincolnwood, Illinois 60712

**VILLAGE OF LINCOLNWOOD
CERTIFICATE OF PAYMENT
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: LV LINCOLNWOOD LLC

Mailing Address: 6535 LINCOLN, UNIT 8
LINCOLNWOOD, IL 60712

Telephone No.: _____

Attorney or Agent: _____

Telephone No.: _____

Property Address: 6535 LINCOLN, UNIT 8
LINCOLNWOOD, IL 60712

Property Index Number (PIN): 10-35-320-038-0000


Water Account Number: 107137-000

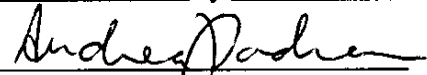
Date of Issuance: 7/18/14

State of Illinois)
County of Cook)

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me
on 7/18/14, by Andrea Padron.

By: 
Robert J. Merkel
Finance Director


(Signature of Notary Public)
(SEAL)

