



**SPECIAL  
WARRANTY DEED**

**Statutory (Illinois)  
(LLC. to Individuals)**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

PTS-1609633

Doc#: 1427956000 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/06/2014 07:43 AM Pg: 1 of 3

(The Above Space for Recorder's Use Only)

Lilia BB

**THIS AGREEMENT**, made this 15th day of September, 2014, between Galaxy Sites, LLC, 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, 820 Church Street, suite 200, Evanston, IL 60201, party of the first part, and Rossen Marinov and ~~\_\_\_\_\_~~ Marinov, as joint tenants, 4141 Picardy Drive, Northbrook, IL 60062, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN and \_\_\_\_\_no/100Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said company, 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, State of Illinois known and described as follows, to wit: (See 2d page for legal description of the real estate).

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 part, 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.

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 encumbered 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: (a) covenants, easements, conditions and restrictions of record, (b) party wall rights, easements and restrictions, if any, (c) building, zoning, and health code violations, if any, and administrative proceedings and legal proceedings pending as a result thereof, if any, (d) general property taxes and special assessments due for the year 2014 and subsequent years.

Permanent Real Estate Number(s): 04-30-201-015-1013

Address(es) of real estate: 3241 N. Milwaukee Ave., Unit 1E, Northbrook, Illinois.

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Secretary, and attested by its Asst. Secretary, this 15th day of September, 2014.

Galaxy Sites, LLC,  
By: Urban Visions, Inc. Its managing member

By: \_\_\_\_\_  
Secretary

Attest: \_\_\_\_\_  
Asst. Secretary

# UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jay Lapat personally known to me to be the Secretary of the Corporation, and Stanley Engelsen personally known to me to be the Asst. Secretary, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Asst. Secretary, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said Corporation, as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Impress  
Seal Here

Given under my hand and official seal, this 15th day of September, 2014.

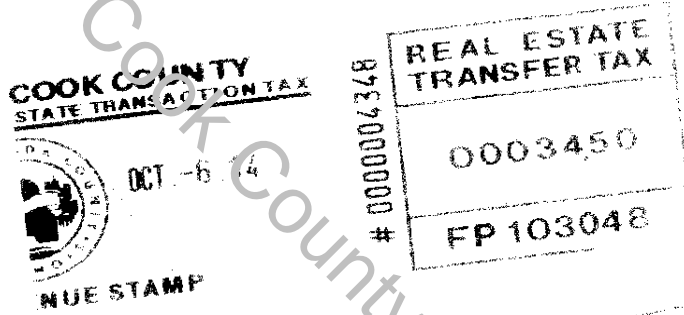
Commission expires \_\_\_\_\_ 20\_\_\_\_

*[Signature]*  
NOTARY PUBLIC



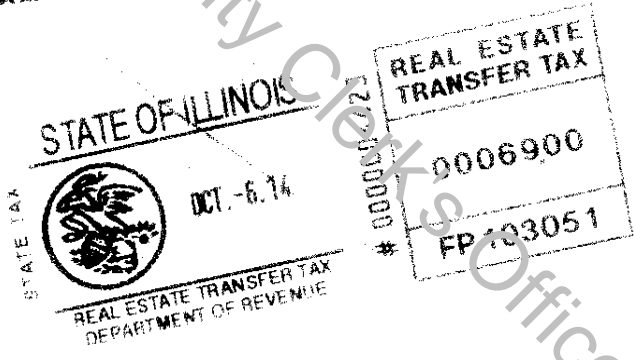
Legal Description: See attached

Prepared by: Brian A. Burak, Esq.  
3116 RFD  
Long Grove, IL 60017



Subsequent taxes & Return to:

*Rossen Makinov*  
*4141 Piccadilly Dr.*  
*Northbrook IL 60062*



# UNOFFICIAL COPY

## EXHIBIT A

Commitment Number: 16096BB

UNIT 3241-E AS DELINEATED ON THE PLAT OF SURVEY OF BISHOP'S GATE CONDOMINIUM IN PART OF THE NORTHEAST 1/4 AND PART OF THE NORTH 26-1/4 RODS OF THE NORTHEAST 1/4 AND PART OF LOT 2 IN COUNTY CLERK'S DIVISION OF THE NORTHEAST 1/4 ALL IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY GLENVIEW STATE BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 18, 1978 AND KNOWN AS TRUST NUMBER 1654, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT 24731730 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT 3060065, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME (EXCEPTING ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY) IN COOK COUNTY, ILLINOIS.

04-30-201-015-1013  
3241 N. MILWAUKEE AVENUE NORTHBROOK IL

PRIMARY TITLE SERVICES, LLC  
8833 GROSS POINT ROAD #205 - SKOKIE, IL 60077-1859  
(P) 847-677-8833 (F) 847-673-8833  
A Policy Issuing Agent for  
FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment  
Exhibit A

(16096BB.PFD/16096BB/9)