## **UNOFFICIAL COPY**

**SPECIAL WARRANTY DEED** Statutory (Illinois)

Doc#. 1931045165 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 11/06/2019 01:17 PM Pg: 1 of 3

Dec ID 20191001630426

ST/CO Stamp 1-911-394-656 ST Tax \$525.50 CO Tax \$262.75

Chicago Title

1985A BOIO19CP XN

THE GRANTOR, 8130 LLC, an Illinois limited liability company, of the City of Morton Grove, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, CONVEYS and WARRANTS to ATHAR MIRZA AND MEHWISH MIRZA, husband and wife, 8135 Floral Avenue, Skokie, IL 60077 (the "GRANTEE"), as tenants by the entirety, the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

[See Exhibit A attached hereis and made a part hereof]

Subject only to the following exceptions: (i) general real estate taxes not vet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility essements, including drainage system easement; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) the Declaration of Restrictions, Easements, Party Wall Rights and Maintenance for the 8130 Lincoln Townhome Association (the "Declaration"); (vii); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) Encroachments, which do not affect the use of the Townhome as a residence; and (x) acts of Purchaser.

Permanent Real Estate Index Number: 10-21-409-004-0000; 10-21-409-005-0000; 10-21-409-019-0000; 10-21-409-021-0000

Address of Real Estate: 8135 Floral, Skokie, Illinois, 60077-

600076

## UNOFFICIAL COPY

Dated as of the 30 day of October, 2019	
8130 LLC an Illinois limited liability company  By: Zach Joseph, Manager  STATE OF ILLINOIS	ELECTRIC CONSTRUCTION OF SCORE CONSTRUCTION OF SCORE CONSTRUCTION OF SOCIAL OF SCORE CONSTRUCTION OF SOCIAL OF SCORE CONSTRUCTION OF SOCIAL OF SCORE CONSTRUCTION OF SCORE CONST
COUNTY OF COOK	
I, the undersigned, a Notary Public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Zach Joseph, Manager 13130 LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein ser forth.  GIVEN under my hand and official seal, this 21 day of	
Official Seal G A Braun Notary Public State of Illinois My Commission Expires 01/20/2020	Motary Public
This instrument prepared by Braun and Rich, 4301 N. Damen, Chicago, IL 60618	
Upon Recording Mail to:  Thomas A. Jaconetty, Any,  23 No. LaSalle St 3700	Send Subsequent Tax Bills to:  ATHAR MIRZA  8135 Floral Ruenue  SKAVIC TI. 100277

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## **UNOFFICIAL COPY**

## EXHIBIT A LEGAL DESCRIPTION

THOSE PARTS OF THE FOLLOWING PARCELS OF LAND ALL OF LOT 1 AND 2 IN NEA MAYA RESUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, DESCRIBED AS: (CONTINUED BELOW)

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00° 01' 14" WEST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 107.87 FEET; THENCE SOUTH 89° 58' 46" EAST, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 01' 14" EAST, A DISTANCE OF 10.88 FEET; THENCE NORTH 89° 58' 46" WEST A DISTANCE OF 2.00 FEET; THENCE NORTH 00° 01' 14" EAST, A DISTANCE OF 13.94 FEET; THENCE SOUTH 89° 58' 46" EAST, A DISTANCE OF 36.00 FEET ALONG THE APPROXIMATE CENTER LINE OF A PARTY WALL; THENCE SOUTH 00° 01' 14" WEST, A DISTANCE OF 24.82 FEET; THENCE NORTH 89° 58' 46" WEST, A DISTANCE OF 34.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

"Grantor also hereby grants Grantee, it's 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 Townhome, as Grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

"This Deed to all rights, easements, covenants, conditions, restrictions and recer rations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein."

THE TENANT OF THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPT ON TO PURCHASE THE SUBJECT UNIT.