

# 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

1965A 8014019LP 1/2

**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 hereto and made a part hereof]*

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, 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~~

60076



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**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 successor, 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 reservations 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 OPTION TO PURCHASE THE SUBJECT UNIT.