

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED Statutory (Illinois)

Doc# 2001455065 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/14/2020 11:32 AM Pg: 1 of 3

Dec ID 20200101687570  
ST/CO Stamp 0-225-837-920 ST Tax \$510.00 CO Tax \$255.00



1965A8040134P

**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 **Amy Michelle Feldman**, 9421 Drake Avenue, Evanston, IL 60203 (the "**GRANTEE**"), the following described real estate (the "**Property**") situated in the County of Cook in the State of Illinois to wit:

\* a married woman

*[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: 8139 Floral, Skokie, Illinois, 60077

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Dated as of the 8<sup>TH</sup> day of January, 2020

**8130 LLC**  
an Illinois limited liability company

By: [Signature]

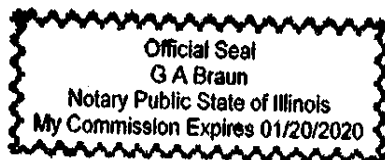
Zach Joseph, Manager

VILLAGE OF SKOKIE ECONOMIC DEVELOPMENT TAX	
PIN: _____	
ADDRESS: <u>8139 FLORAL</u>	
13102	\$ <u>15.30</u>
<u>01/08/2020</u>	<u>[Signature]</u>

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that **Zach Joseph, Manager of 8130 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 set forth.

GIVEN under my hand and official seal, this 8<sup>TH</sup> day of January, 2020



[Signature]  
Notary Public

This instrument prepared by Braun and Rich, 4301 N. Damen, Chicago, IL 60618

Upon Recording Mail to:

70000 [Signature]  
5901 [Signature]  
[Signature]

Send Subsequent Tax Bills to:

[Signature]  
8139 FLORAL  
SKOKIE IL 60077

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## EXHIBIT A LEGAL DESCRIPTION

THAT PART OF LOTS 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:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT: THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 162.36 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 46 SECONDS EAST, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES 14 SECONDS EAST, A DISTANCE OF 0.50 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 46 SECONDS EAST, A DISTANCE OF 01.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 14 SECONDS EAST, A DISTANCE OF 9.56 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 14 SECONDS EAST, A DISTANCE OF 13.94 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 46 SECONDS EAST, A DISTANCE OF 36.00 FEET ALONG THE APPROXIMATE CENTER LINE OF A PARTY WALL; THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST, A DISTANCE OF 23.50 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 46 SECONDS EAST 1.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST, A DISTANCE OF 0.50 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, A DISTANCE OF 36.00 FEET ALONG THE APPROXIMATE CENTER LINE OF A PARTY WALL; MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

"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 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.