

# UNOFFICIAL COPY

Doc#: 2026020057 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/16/2020 09:56 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED Statutory (Illinois)

Dec ID 20200701639191  
ST/CO Stamp 1-546-964-704 ST Tax \$625.00 CO Tax \$312.50



20 GSA 804055LP

1/2

**THE GRANTOR**, S120 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 **Nathan Harold Martin and Kathleen Marie Valleau**, husband and wife, 8150 Lincoln 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) acts of Purchaser.

Permanent Real Estate Index Number: 10-21-409-004-0000; 10-21-409-005-0000; 10-21-409-019-0000; 10-21-409-022-0000

Address of Real Estate: 8150 Lincoln, Skokie, Illinois, 60077



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## LEGAL DESCRIPTION

Order No.: 20GSA804055LP

For APN/Parcel ID(s): 10-21-409-005-0000, 10-21-409-004-0000, 10-21-409-019-0000 and  
10-21-409-022-0000

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 SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 19° 27' 07" WEST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 231.69 FEET; THENCE SOUTH 89° 26' 32" WEST, A DISTANCE OF 0.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02° 43' 31" EAST, A DISTANCE OF 1.94 FEET; THENCE SOUTH 88° 26' 24" EAST, A DISTANCE OF 1.07 FEET; THENCE SOUTH 00° 28' 23" EAST, A DISTANCE OF 12.03 FEET; THENCE SOUTH 88° 58' 38" WEST, A DISTANCE OF 1.07 FEET; THENCE SOUTH 00° 25' 54" EAST, A DISTANCE OF 12.61 FEET; THENCE SOUTH 89° 15' 21" WEST, A DISTANCE OF 27.77 FEET ALONG THE APPROXIMATE CENTER LINE OF A PARTY WALL; THENCE SOUTH 00° 34' 19" EAST, A DISTANCE OF 0.52 FEET; THENCE SOUTH 83° 29' 01" WEST, A DISTANCE OF 9.27 FEET; THENCE NORTH 00° 25' 43" WEST, A DISTANCE OF 27.15 FEET; THENCE NORTH 89° 20' 17" EAST, A DISTANCE OF 36.95 FEET, MORE OR LESS TO THE POINT OF BEGINNING;

Property of County Clerk's Office