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SPECIAL WARRANTY DEED Statutory (Illinois)

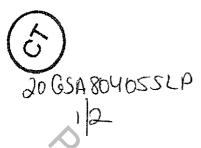
Doc#. 2026020057 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 09/16/2020 09:56 AM Pg: 1 of 3

Dec ID 20200701639191

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



THE GRANTOR, \$120 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, \$150 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 utinty 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 \$130 Lincoln Townhome Association (the "Declaration"); (viii); (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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Dated as of the 17 day of July	, 2020
8130 LLC an Illinois limited liability company By: Zach Joseph, Manager	EIEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEEE
STATE OF ILLINOIS)) SS. COUNTY OF COOK)	
HEREBY CERTIFY that Zach Joseph, Manage company, and personally known to me to be the foregoing instrument, appeared before me this disealed and delivered the said instrument as his fitherein ser forth. GIVEN under my hand and official seal, this	
Teresa L West Notary Public State of Illinois My Commission Expires 11/20/2020 This instrument prepared by Braun and Rich, 42	301 N. Damen, Chicago, IL 60618
Upon Recording Mail to: Nathan Martin 8150 Lincoln Ave Skokie, IL 60077	Send Subsequent Tax Bills to: Nathan Martin 8150 Lincoln Ave Skokiz, IL 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 RESUBDIVISON 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 1.94 FEET; THENCE SOUTH 88° 26' 24" EAST, A DISTANCE OF 1.94 FEET; THENCE SOUTH 88° 26' 24" EAST, A DISTANCE OF 1.07 FEET; THENCE SOUTH 88° 26' 24" EAST, A DISTANCE OF 1.07 FEET; THENCE SOUTH 00° 25' 54" EAST, A DISTANCE OF 1.07 FEET; THENCE SOUTH 00° 25' 54" EAST, A DISTANCE OF 12.61 FEET; THENCE SOUTH 89° 56' 38" WEST, A DISTANCE OF 1.261 FEET; THENCE SOUTH 89° 56' 21" WEST, A DISTANCE OF 27.77 FEET ALONG THE APPROXIMATE CENTER LINE OF A PANTY WALL; THENCE SOUTH 00° 34' 19" EAST, A DISTANCE OF 0.52 FEET; THENCE SOUTH 88° 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 1.55S TO THE POINT OF BEGINNING;