

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED Statutory (Illinois)

Doc#. 2030007052 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/26/2020 06:59 AM Pg: 1 of 3

Dec ID 20200801676033  
ST/CO Stamp 0-409-758-176 ST Tax \$550.00 CO Tax \$275.00

5) 19 GSA 804032LP  
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 **Fuad Folu-Oso**, 8138 Lincoln Avenue, Skokie, IL 60077 (the "**GRANTEE**"), 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: 8138 Lincoln, Skokie, Illinois, 60077

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Dated as of the 26<sup>th</sup> day of August, 2020

8130 LLC

an Illinois limited liability company

By:

Zach Joseph, Manager

STATE OF ILLINOIS )

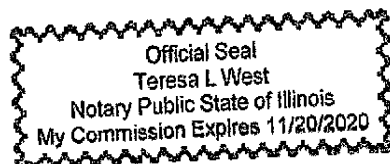
) SS.

COUNTY OF COOK )

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN: 10-21-409-004	005/019/02
ADDRESS: 8138 Lincoln	
14078	8/26/20 \$ 1650 <sup>00</sup>
	SL

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 26<sup>th</sup> day of August, 2020



Teresa L. West  
Notary Public

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

Upon Recording Mail to:

Tajuddin Khan  
450 E 23 St #150  
Lombard IL 60148

Send Subsequent Tax Bills to:

Fuad PSO  
8138 Lincoln  
Skokie, IL 60077

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## EXHIBIT A LEGAL DESCRIPTION

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:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 19° 27' 07" WEST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 148.78 FEET; TO THE POINT OF BEGINNING; THENCE SOUTH 05° 02' 56" EAST, A DISTANCE OF 2.07 FEET; THENCE NORTH 87° 09' 24" EAST, A DISTANCE OF 0.54 FEET; THENCE SOUTH 02° 04' 02" EAST, A DISTANCE OF 11.96 FEET; THENCE SOUTH 88° 55' 10" WEST, A DISTANCE OF 0.97 FEET; THENCE SOUTH 00° 24' 20" EAST, A DISTANCE OF 13.33 FEET; THENCE SOUTH 89° 28' 11" WEST, A DISTANCE OF 36.95 FEET; THENCE NORTH 00° 29' 36" WEST, A DISTANCE OF 26.72 FEET; THENCE NORTH 89° 18' 33" EAST, A DISTANCE OF 27.79 FEET, ALONG THE APPROXIMATE CENTER LINE OF A PARTY WALL; THENCE NORTH 00° 41' 10" WEST, A DISTANCE OF 0.47 FEET; THENCE NORTH 88° 57' 28" EAST, A DISTANCE OF 9.13 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 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.