

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED Statutory (Illinois)

Doc#: 2030916068 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/04/2020 11:56 AM Pg: 1 of 3

Dec ID 20201001614754  
ST/CO Stamp 1-038-808-544 ST Tax \$610.00 CO Tax \$305.00

① 1965A 804049LP  
111

**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 **Gabriel Heilig and Susan England Heilig, as Trustees of the Heilig Family Trust u/a/d 9-25-2020**, 8142 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: 8142 Lincoln, Skokie, Illinois, 60077

VILLAGE OF SKOKIE ECONOMIC DEVELOPMENT TAX	
PIN:	10-21-409-004-005-0000
ADDRESS:	8142 LINCOLN
14250	10/02/20 \$1830.-

# UNOFFICIAL COPY

Dated as of the 30<sup>th</sup> day of September, 2020

**8130 LLC**  
an Illinois limited liability company

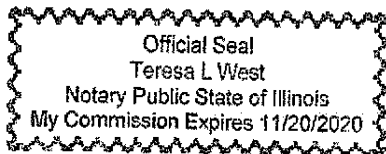
By:   
Zach Joseph, Manager

Property of Cook County Clerk's Office

STATE OF ILLINOIS                    )  
  ) SS.  
COUNTY OF COOK                    )

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 30<sup>th</sup> day of September, 2020



  
Notary Public

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

Upon Recording Mail to:  
RICHARD SPAIN  
33 N Dearborn #2220  
CHICAGO IL 60602

Send Subsequent Tax Bills to:  
G & S. Heilig, TRUSTEES  
8142 LINCOLN  
SKOKIE, IL 60077

# UNOFFICIAL COPY

**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; THENCE NORTH 19° 27' 07" WEST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 176.87 FEET; THENCE SOUTH 89° 26' 32" WEST, A DISTANCE OF 0.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 11° 45' 00" EAST, A DISTANCE OF 1.94 FEET; THENCE SOUTH 57° 08' 19" EAST, A DISTANCE OF 0.56 FEET; THENCE SOUTH 01° 25' 28" EAST, A DISTANCE OF 12.19 FEET; THENCE NORTH 88° 54' 46" WEST, A DISTANCE OF 1.00 FEET; THENCE SOUTH 00° 41' 10" EAST, A DISTANCE OF 12.74 FEET; THENCE SOUTH 89° 18' 33" WEST, A DISTANCE OF 27.79 FEET ALONG THE APPROXIMATE CENTER LINE OF A PARTY WALL; THENCE SOUTH 00° 29' 36" EAST, A DISTANCE OF 0.51 FEET; THENCE SOUTH 89° 30' 36" WEST, A DISTANCE OF 9.27 FEET; THENCE NORTH 00° 32' 12" WEST, A DISTANCE OF 26.68 FEET; THENCE NORTH 89° 09' 05" EAST, A DISTANCE OF 27.79 FEET ALONG THE APPROXIMATE CENTER LINE OF A PARTY WALL; THENCE NORTH 00° 40' 04" WEST, A DISTANCE OF 0.53 FEET; THENCE NORTH 89° 46' 38" EAST, A DISTANCE OF 8.19 FEET; THENCE NORTH 69° 00' 49" EAST, A DISTANCE OF 1.08 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.