

UNOFFICIAL COPY

206SA 804134 LP
SPECIAL WARRANTY DEED
Statutory (Illinois)

Doc#: 2102655048 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/26/2021 10:18 AM Pg: 1 of 4

Dec ID 20201201690319
ST/CO Stamp 0-681-037-792 ST Tax \$530.00 CO Tax \$265.00



Property of Cook County Clerk's Office

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 Catherine Rebecca Wanko, a single woman, 8123 Floral 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

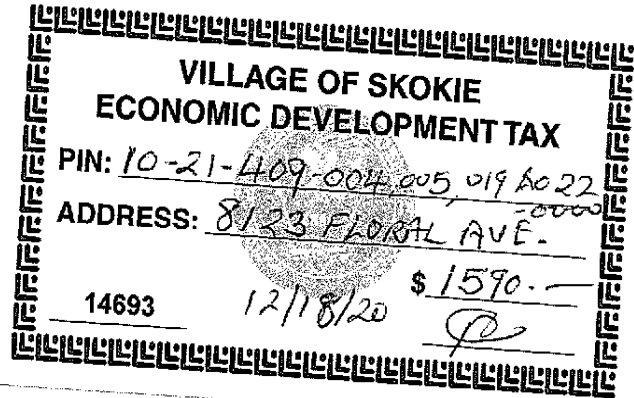
Address of Real Estate: 8123 Floral, Skokie, Illinois, 60077

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Dated as of the 8 day of December, 2020

8130 LLC
an Illinois limited liability company

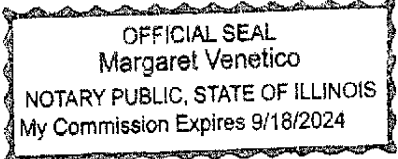
By: [Signature]
Zach Joseph, Manager



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

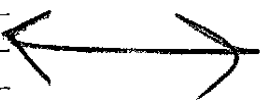
I, the undersigned, a Notary Public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that **Zach Joseph, Manager of 8130 LLC, an Illinois limited liability company**, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared 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 8 day of December, 2020
[Signature]
Notary Public



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

Upon Recording Mail to:



Send Subsequent Tax Bills to:
Catherine Wanko
8123 Floral
Skokie IL 60077

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EXHIBIT A
LEGAL DESCRIPTION

See attached legal description

“Grantor also hereby grants Grantee, it’s successors and assigns, its 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.

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EXHIBIT A

Order No.: 20GSA804134LP

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 northwest corner of said tract; thence South 00° 01' 14" West, along the West line of said tract, a distance of 186.36 feet; thence South 89° 58' 46" East, a distance of 7.00 feet to the point of beginning; thence North 00° 01' 14" East, a distance of 0.50 feet; thence South 89° 58' 46" East, a distance of 2.00 feet; thence North 00° 01' 14" East, a distance of 9.56; thence North 89° 58' 46" West, a distance of 2.00 feet; thence North 00° 01' 14" East, a distance of 13.94 feet; thence South 89° 58' 46" East, a distance of 36.00 feet along the approximate center line of a party wall; thence South 00° 01' 14" West, a distance of 24.00 feet; thence North 89° 58' 46" 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.

Cook County Clerk's Office