

# UNOFFICIAL COPY

20 GSA 804168LP1/2  
**SPECIAL WARRANTY DEED**  
Statutory (Illinois)

Doc# 2102620248 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/26/2021 01:22 PM Pg: 1 of 4

Dec ID 20201201690712  
ST/CO Stamp 0-425-803-744 ST Tax \$545.00 CO Tax \$272.50



**THE GRANTOR, 8130 L.L.C.**, 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 **Ivana Mujkanovic**, a single woman, 8131 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 here to 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.

(vii)

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: 8131 Floral, Skokie, Illinois, 60077



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EXHIBIT A  
LEGAL DESCRIPTION

**See attached legal description**

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“Grantor also hereby grants Grantee, it’s successors and assigns, all 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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## LEGAL DESCRIPTION

Order No.: 20GSA804168LP

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

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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 northwest corner of said tract; thence South 00° 01' 14" West, along the West line of said tract, a distance of 138.36 feet; thence South 89° 58' 46" East, a distance of 6.00 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 feet; thence North 89° 58' 46" West, a distance of 2.00 feet; thence North 00° 01' 14" East, a distance of 14.44 feet; thence South 89° 58' 46" East, a distance of 36.00 feet; thence South 00° 01' 14" West, a distance of 24.50 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.

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