### **UNOFFICIAL COPY**

20 63A 8041 68 LP1/2-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.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 WARP.ANTS to Ilvana 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 o 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 casements, 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); (NIII) 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; 10-21-409-021-0000; 10-21-409-022-0000

(Viily)

Address of Real Estate: 8131 Floral, Skokie, Illinois, 60077

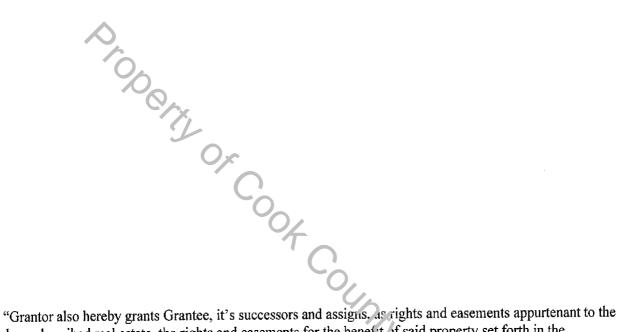
# **UNOFFICIAL COPY**

Dated as of the day of lecember, 2000	
STATE OF ILLINOIS ) ) SS.	LIEUEULUEULUEULUEULUEULUEULUEULUEULUEULU
COUNTY OF COOK	
I, the undersigned, a Notary Public is 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 ser forth.  GIVEN under my hand and official seal, this day of licensely, 2020	
OFFICIAL SEAL Margaret Venetico NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 9/18/2024	Notary Public  OLIVE P. Clines H. (0(18)
This instrument prepared by Braun and Rich, 4301 N. Damen, Chicago, IL 60618	
Upon Recording Mail to:  Than Mukanousc  8131 Floral  Showe 14 600077	Send Subsement Tax Bills to:  Thuran Muy Kanovic  8131 Plokal  Shohi 14 60077

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### EXHIBIT A LEGAL DESCRIPTION

See attached legal description



"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 right 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

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  $\rho$  TRACT, DESCRIBED AS:

Commencing at the northwest corner of said tract; thence South 80° 51′ 46″ East, a distance of 6.00 feet to the point of beginning; thence North 90° 01′ 14″ East, a distance of 0.50 feet; thence south 80° 58′ 46″ East, a distance of 2.00 feet; there North 90° 01′ 14″ East, a distance of 9.56 feet; thence North 80° 58′ 46″ West, a distance of 2.00 feet; thence North 90° 01′ 14″ East, a distance of 14.44 feet; thence South 89° 58′ 46″ East, a distance of 30° 00′/eet; thence South 90° 01′ 14″ West, a distance of 24.50 feet; thence North 89° 58′ 46″ West, a distance of 30° 00′/eet; thence South 90° 01′ 14″ West, a distance of 24.50 feet; thence North 89° 58′ 46″ West, a distance of 26.00 feet along the approximate center line of a party wall, more or less to the point of beginning, in Cook County, Illinois.