

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Statutory (Illinois)

2065 ASH AVE - 800
C1 182

Doc#: 2122128129 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 08/09/2021 09:50 AM Pg: 1 of 3

Dec ID 20210701690936

ST/CO Stamp 2-083-334-928 ST Tax \$515.00 CO Tax \$257.50

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 **Kristina Ristev**, 8130 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: 8130 Lincoln, Skokie, Illinois, 60077

UNOFFICIAL COPY

Dated as of the 26th day of July, 2021

8130 LLC

an Illinois limited liability company

By: GA Braun

Gregory A. Braun, Authorized Agent

STATE OF ILLINOIS)

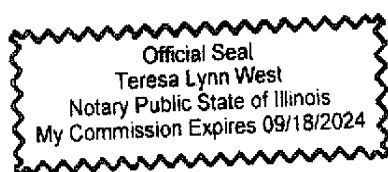
) SS.

COUNTY OF COOK)

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN: 10-21-409-004/05/09	
ADDRESS: 8130 Lincoln	\$1650 ⁰⁰
16767	7/2/21 SL

I, the undersigned, a Notary Public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that **Gregory A. Braun, Authorized Agent 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 26th day of July, 2021



Teresa Lynn West
Notary Public

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

Upon Recording Mail to:

Joseph Klein
1051 Perimeter Drive Suite 300
Schaumburg IL 60173

Send Subsequent Tax Bills to:

Krishna Riste
8130 Lincoln
Skokie, IL 60077

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

Those parts of the following parcels of land all of lot 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 southeast corner of said tract; thence north 19°27'07" west, along the east line of said tract, a distance of 84.78 feet; thence south 89°26'32" west, a distance of 1.08 feet to the point of beginning; thence south 02°04'14" east, a distance of 1.98 feet; thence south 89°41'49" east, a distance of 0.97 feet; thence south 00°22'04" east, a distance of 11.91 feet; thence south 89°14'44" west, a distance of 0.94 feet; thence south 00°17'07" east, a distance of 12.84 feet; thence south 89°16'30" west, a distance of 27.67 feet along the approximate center line of party wall; thence south 00°38'01" east, a distance of 0.46 feet; thence south 89°20'04" west, a distance of 9.21 feet; thence north 00°50'30" west, a distance of 26.82 feet; thence north 89°19'19" east, a distance of 27.78 feet; thence north 00°41'39" west, a distance of 0.46 feet; thence north 89°39'04" east, a distance of 9.26; more or less to point of beginning in Cook County, Illinois.

"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.