

19801712 (2) Szl2412 JT

SPECIAL WARRANTY DEED

THIS DEED IS BEING RECORDED TO CORRECT THE DEED ORIGINALLY RECORDED ON October 19, 1998 AS DOCUMENT NO. 9936221 TO CORRECT THE LEGAL DISCRIPTION ATTACHED HERETO AS EXHIBIT "A"



THIS AGREEMENT, made this \_\_\_ day of April, 1999, between Lincoln Ridge Carriage Homes, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and \_\_\_\_\_ and Gladys Lande

of Cook County, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by the party of the second part, not in Tenancy in Common, but in JOINT TENANCY with rights of survivorship, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof

Permanent Real Estate Numbers: 10-27-307-004; 10-27-307-021; 10-27-307-026

Address(es) of real estate: 7406 North Lincoln Avenue Unit B, Skokie, Illinois 60076

**THIS INSTRUMENT WAS PREPARED BY:**  
**RETURN TO:**

**AFTER RECORDING**

Michael S. Kurtzon  
Miller, Shakman, Hamilton  
Kurtzon & Schlifke  
208 South LaSalle Street  
Suite 1100  
Chicago, Illinois 60604

Gladys A. Lande  
7406 Lincoln Avenue #B  
Skokie, IL 60076

Mail Tax Bill to: Gladys A. Lande  
7406 N. Lincoln Avenue #B, Skokie, IL 60076

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first party, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the items listed in Paragraph 2 of the Purchase Agreement between the party of the first part and the party of the second part.

IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of the day and year first above written.

LINCOLN RIDGE CARRIAGE HOMES, L.L.C.,  
an Illinois limited liability company

By: Lincoln Ridge Holdings Company, L.L.C.,  
an Illinois limited liability company, its  
manager

By: Robin Construction Corporation, an Illinois  
corporation, its manager

By: *Eric Waters*

Its: *V. mes.*

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Village Code Chapter 10  
EXEMPT Transaction  
Skokie Office 04/23/99

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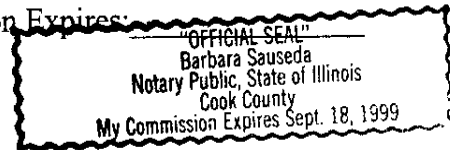
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK )

I, Barbara Sauseda a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eric Kant personally known to me to be the Vice President of Robin Construction Corporation, an Illinois corporation, the Manager of Lincoln Ridge Carriage Homes, L.L.C., an Illinois limited liability company, 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 as such Vice President he signed and delivered the said instrument his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14<sup>th</sup> day of April, 1999.

Barbara Sauseda  
Notary Public

My commission Expires:



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## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1: Part of Lot 3 in LINCOLN RIDGE, being a resubdivision of part of the Southwest 1/4 of Section 27, Township 41 North, Range 13 East of the Third Principal Meridian, in the Village of Skokie, according to the plat thereof recorded July 2, 1998 as Document 98572643 in Cook County, Illinois, bounded by a line described as follows: Commencing at the Northwest corner of Lot 3, aforesaid; thence North 90°00'00" East, along the North line of said Lot 3, a distance of 11.55 feet; thence South 00°00'00" West, 1.04 feet to the point of beginning; thence North 90°00'00" East, 12.20 feet; thence South 00°00'00" West, 26.05 feet; thence North 90°00'00" East, 18.00 feet; thence South 00°00'00" West, 33.95 feet; thence South 90°00'00" West, 14.50 feet; thence South 00°00'00" West, 7.00 feet; thence South 90°00'00" West, 12.00 feet; thence North 00°00'00" East, 7.00 feet; thence South 90°00'00" West, 13.50 feet; thence North 00°00'00" East, 50.00 feet; thence North 90°00'00" East, 9.80 feet; thence North 00°00'00" East, 10.00 feet to the point of beginning, all lying below Elevation 41.12 Chicago City Datum, and being commonly known as 7406-B North Lincoln Avenue, Skokie, Illinois.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LINCOLN RIDGE CARRIAGE HOME ASSOCIATION RECORDED JULY 15, 1998 AS DOCUMENT NUMBER 98813435.

PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS AND BY-LAWS FOR LINCOLN RIDGE HOMEOWNERS ASSOCIATION RECORDED JULY 15, 1998 AS DOCUMENT NO. 98813434.

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State of Illinois )  
                                  )  
County of Cook    )

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The undersigned, Lincoln Ridge Carriage Homes, L.L.C., an Illinois limited liability company ("Affiant"), being duly sworn on oath, states that the attached deed is not in violation of Section 1 the Illinois Plat Act, 765 ILCS 205/1 et. seq. (the "Act"), for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

2. The conveyance falls in one of the following exemptions as set forth in the Act:
  - a. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
  - b. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
  - c. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
  - d. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
  - e. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
  - f. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
  - g. Conveyance made to correct descriptions in prior conveyances;
  - h. The sale or exchange of parcels or tracts of land following division into no more than two part of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
  - i. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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Affiant further states that Affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording

SUBSCRIBED and SWORN to before me  
this 14<sup>th</sup> day of April, 1999.

Barbara Sauseda  
Notary Public



LINCOLN RIDGE CARRIAGE HOMES, L.L.C., an  
Illinois limited liability company

By: Lincoln Ridge Holdings Company, LLC, an  
Illinois limited liability company, its manager

By: Robin Construction Corporation, an  
Illinois corporation, its manager

By: [Signature]  
Its: V. Jones

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

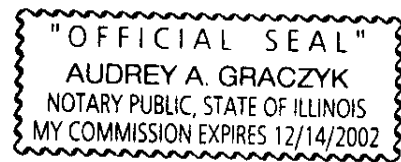
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 14, 1999 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said agent this 14 day of April, 1999

Notary Public Audrey A. Graczyk



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated April 14, 1999 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said agent this 14 day of April, 1999

Notary Public Audrey A. Graczyk



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]