

GEORGE E. COLE®  
LEGAL FORMS

No. 803  
November 1994

8705/0036 45 001 Page 1 of 3  
2001-11-01 09:24:09  
Cook County Recorder 25.00

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)



CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2001, between ARTHUR DEVELOPMENT, INC.

a corporation 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 BRIAN J. CREIGHTON AND KAREN D. CREIGHTON <sup>Husband + wife</sup> <sub>tenants by the</sub> entirety 4645 N. MAGNOLIA AVE., CHICAGO, IL 60640 60626

(Name and Address of Grantee)

party of the second part, WITNESSETH that the party of the first part, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good & valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to 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:

Above Space for Recorder's Use Only

SEE LEGAL ATTACHED TO AND MADE PART OF

Together with all and singular the hereditaments and appurtenances thereunto belonging, 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 part, 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, 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, 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:

Permanent Real Estate Number(s): 11-32-323-001 affects underlying land  
Address(es) of real estate: 6457 N. BOSWORTH #1, CHICAGO, IL 60626

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, the day and year first above written.

ARTHUR DEVELOPMENT, INC.  
(Name of Corporation)

By X [Signature]  
President

Attest: \_\_\_\_\_  
Secretary

This instrument was prepared by WILLIAM S. HARRISON 5940 W. TOUHY #140, NILES, IL 60714  
(Name and Address)

BOX 333 CTM

# UNOFFICIAL COPY

MAIL TO: Ms. HASENDEK  
 (Name)  
6311 N. AVONDALE  
 (Address)  
CHICAGO, IL 60631  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
BRIAN J CREIGHTON  
 (Name)  
6457N BASUARDI #1  
 (Address)  
CHICAGO, IL 60626  
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS  
 COUNTY OF COOK } ss.

I, \_\_\_\_\_ a Notary Public  
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ANATOLY ZARKHIN  
 personally known to me to be the \_\_\_\_\_ President of ARTHUR DEVELOPMENT, INC.  
 a n Illinois corporation, and \_\_\_\_\_, personally known to me to be the  
 \_\_\_\_\_ Secretary of said corporation, and personally known to me to be the same persons whose  
 names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that  
 as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed and  
 delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to  
 authority, given by the Board of \_\_\_\_\_ Directors  
 of said corporation as their free and voluntary  
 act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_ 2001.

*[Signature]*  
 Notary Public

Commission expires \_\_\_\_\_



Box \_\_\_\_\_  
 11022252  
 SPECIAL WARRANTY DEED  
 Corporation to individual

REAL ESTATE TRANSFER TAX
02250.00
FP 102805

CITY OF CHICAGO  
 OCT. 26.01  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00300.00
FP 102808

STATE OF ILLINOIS  
 OCT. 29.01  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00150.00
FP 102802

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 OCT. 29.01  
 COUNTY TAX  
 REVENUE STAMP

MAIL TO:

# UNOFFICIAL COPY

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 6457-1 IN THE ARTHUR BOSWORTH CONDOMINIUMS AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 10 IN HOLLESEN'S SUBDIVISION OF LOT 1 IN S. F. HOLLESEN'S  
FIRST ADDITION TO ROGERS PARK IN THE WEST 1/2 OF THE SOUTHWEST  
1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS  
ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM  
RECORDED AS DOCUMENT NUMBER 0010702367, TOGETHER WITH ITS  
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK  
COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, ALL AS  
LIMITED COMMON ELEMENT AS DELINEATED ON THAT DECLARATION  
RECORDED AS DOCUMENT 0010702367.

PIN#: 11-32-323-001 (affect subject and other property as well)

COMMONLY KNOWN AS: 6457 N. BOSWORTH #1, CHICAGO, IL 60626

\*\*\*\*\*

THE TENANT OF UNIT 6457-1 AND P-2 HAS WAIVED OR HAS FAILED TO  
EXERCISE THE RIGHT OF FIRST REFUSAL.

\*\*\*\*\*

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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 CONDOMINIUM,  
AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND  
ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION  
FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT 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."

11022252