

November 1994

8808/0253 45 001 Page 1 of 3
2001-11-06 14:41:44
Cook County Recorder 25.00

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)



0011039710

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 10th day of August, 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, MARIA, party of the first part, and SCOTT BARTOSZEK AND MIA BARTOSZEK 4235 N. ASHLAND, CHICAGO, IL 60613

(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

3 J

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 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: 6455 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

WILLIAM S. HARRISON 5940 W. TOUHY #140, NILES, IL 60714

This instrument was prepared by

(Name and Address)

BOX 333-C1

UNOFFICIAL COPY

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

ANTHONY DEMAS
(Name)

5045 N. HARLEM
(Address)

CHICAGO IL 60656
(City, State and Zip)

(Name)

(Address)

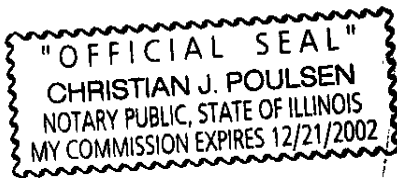
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS }
 COUNTY OF COOK } ss.

I, Christian J. Poulsen 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.
 an 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 16th day of August 2001.



[Signature]
 Notary Public
 Commission expires 12/21/02

11039710

STATE TAX

STATE OF ILLINOIS

NOV.-5.01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0025000

FP 102808

0000017880

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

NOV.-5.01

REVENUE STAMP

REAL ESTATE TRANSFER TAX

0012500

FP 102802

0000017907

CITY TAX

CITY OF CHICAGO

NOV.-5.01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0187500

FP 102805

0000009172

Box _____

SPECIAL WARRANTY DEED
 Corporation to individual

MAIL TO: ANTHONY DEMAS
5045 N. HARLEM
CHICAGO IL 60656

GEORGE E. COLE®
LEGAL FORMS

UNOFFICIAL COPY

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 6455-1 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-1, 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: 6455 N. BOSWORTH #1, CHICAGO, IL 60626

THE TENANT OF UNIT 6455-1 AND P-1 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."

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