

00879281/02271730

UNOFFICIAL COPY

GEORGE E. COLE®  
LEGAL FORMS

No. 803

November 1994

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

Doc#: 0420142013  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/19/2004 08:11 AM Pg: 1 of 3

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 30<sup>th</sup> day of OCTOBER, 2003, 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 JESSE GALINDO  
605 W. MADISON, CHICAGO, IL 60606

(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 his 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

3R9

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, his 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 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): 17-06-129-008 affects underlying land  
Address(es) of real estate: 2035 W. CRYSTAL #1, CHICAGO, IL 60622

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 [Signature]  
President

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

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

BOX 333-CP

Spiegel + DeMaes  
Attn: Stuart Spiegel

**UNOFFICIAL COPY**

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

(Name)  
100 W. Monroe St #910  
(Address)  
Chicago, IL 60603  
(City, State and Zip)

Jesse Gahwro  
(Name)  
2035 W Crystal Unit 1  
(Address)  
Chicago, IL 60622  
(City, State and Zip)

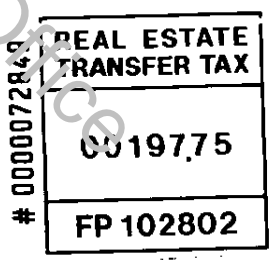
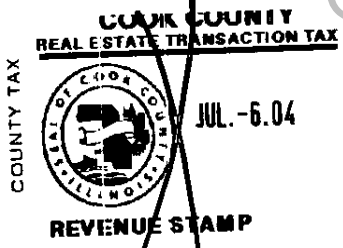
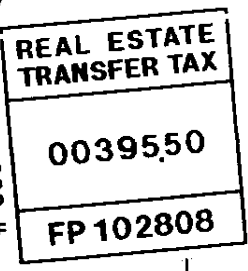
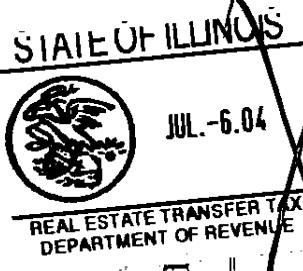
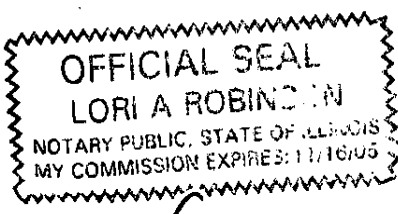
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS  
COUNTY OF COOK } ss.

I, LORI A. ROBINSON 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 30th day of October

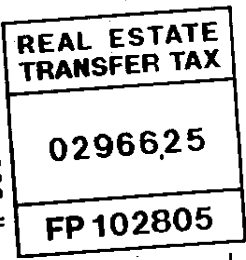
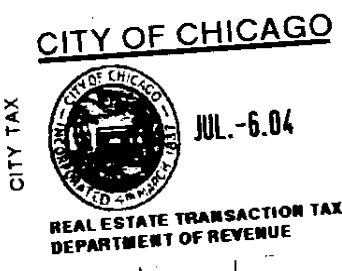
Lori A. Robinson  
Notary Public  
11/16/05

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



Box  
SPECIAL WARRANTY

indiv



ADDRESS

MAIL TO:

GEORGE E. COLE  
LEGAL FORMS

# UNOFFICIAL COPY

LEGAL DESCRIPTION:

UNIT NO. 1 OF THE 2035 W. CRYSTAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 IN BLOCK 3 IN ADAM OCH'S ADDITION TO CHICAGO, A PART OF LOT 13 IN ASSESSOR'S DIVISION IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 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 0321918061, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN# 17-06-129-008 affects land and other property

COMMONLY KNOWN AS: 2035 W. CRYSTAL #1, CHICAGO, IL 60622

\*\*\*\*\*

\*\*\*\*\*

"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."