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GIT



**SPECIAL WARRANTY DEED
ILLINOIS STATUTORY**

Doc#: 0611653127 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/26/2006 10:08 AM Pg: 1 of 3

THE GRANTOR, 1451 N. Artesian LLC, an Illinois limited liability company, of Chicago, Illinois, duly authorized to transact business in the State where the following described real estate is located, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to THE GRANTEE, Elliott Manegold, of Chicago, Illinois, not as tenants in common but as joint tenants, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

Property Address: 1451 N. Artesian Avenue, Unit 3, Chicago, Illinois, 60622
Permanent Index Number: 16-01-215-047-0000

SUBJECT ONLY TO THE FOLLOWING MATTERS (the "Permitted Exceptions"): (1) current non-delinquent real estate taxes and taxes for subsequent years; (2) other assessments or installments thereof not due and payable at the time of Closing; (3) the Act; (4) the Condominium Declaration; (5) public, private and utility easements which do not adversely affect Purchaser's use of the Unit and/or Parking Space Unit or Common Elements, (6) covenants, conditions and restrictions of record that do not interfere with Purchaser's use of the Unit and/or Parking Space Unit or the Common Elements; (7) applicable zoning, and building laws, ordinances and restrictions; (8) leases and licenses affecting the Common Elements; (9) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at the time by using the funds to be paid upon delivery of the Deed; (10) matters over which the Title Insurer is willing to insure; (11) acts done or suffered by the Purchaser; (12) Purchaser's mortgage, if any; (13) the Declaration; (14) rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for roads and highways, if any;

TO HAVE AND TO HOLD the Property in fee simple unto Grantee and its successors, heirs and assigns, forever;

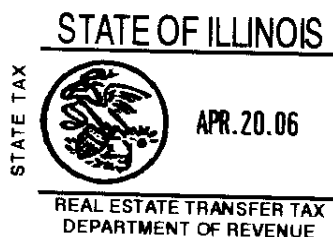
AND Grantor hereby covenants with Grantee and its successors, heirs and assigns that Grantor hereby specially warrants the title to said Property and will defend the same against unlawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This property does not constitute homestead property.

Dated this 19th day of April, 2006.

1451 N. Artesian LLC, an Illinois limited liability company

By: Arthur H. Evans
Arthur H. Evans, Manager



# 00003438	REAL ESTATE TRANSFER TAX
	00289.00
	FP 1030 14

3

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THE TENANT OF THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT, OR THE TENANT DID NOT HAVE AN OPTION TO PURCHASE THE UNIT.

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.

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Arthur H. Evans, personally known to me to be the Manager of 1451 N. Artesian LLC who is the grantor, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19th day of April, 2006



Melissa A. Flowers (Notary Public)

Prepared By: Arthur H. Evans
Evans, Loewenstein, Shimanovsky & Moscardini, Ltd.
130 S. Jefferson Street, Suite 500
Chicago, IL 60661

Mail to:
Robert D. Lattas, Esq.
1905 West Chicago, IL 60622
Chicago, IL 60622

Name & Address of Taxpayer:
Elliott Manegold
1451 N. Artesian, #3
Chicago, IL 60622

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 1451 N. ARTESIAN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0518032169, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. PS-3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1451 N. ARTESIAN AVE., UNIT 3, CHICAGO, IL 60622

PERMANENT INDEX NUMBER: 16-01-215-047-0000

CITY TAX

CITY OF CHICAGO



APR. 21. 06


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000018280

REAL ESTATE TRANSFER TAX
02167.50
FP 103018

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 21. 06

REVENUE STAMP

0000034167

REAL ESTATE TRANSFER TAX
00144.50
FP 103017