

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, made this 16<sup>th</sup> day of November, 2006 by **1458 Artesian LLC**, an Illinois 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, Grantor, of the City of Chicago, County of Cook, State of Illinois, and Grantee **Julio Cezar Pinheiro** of 2320 West Grand Avenue, in the City of Chicago and the County of Cook, State of Illinois.



**Doc#: 0634605072 Fee: \$28.00**  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/12/2006 10:31 AM Pg: 1 of 3

**WITNESSETH**, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, her successors and assigns, **FOREVER**, all the land, situated in the County of Cook and State of Illinois known and described as follows:

Legal Description: Unit Penthouse and P-1 Together with its Undivided Percentage Interest in the Common Elements in Artesian Square Condominium, as Delineated and Defined in the Declaration Recorded as Document Number 0628439053, in the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PINS: 16-01-214-049 (underlying land only)  
16-01-214-048 (underlying land only)

Property Address: 1458 North Artesian Avenue, Unit Penthouse & Parking Space 1  
Chicago, Illinois 60622


Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the revision and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.


Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit and parking space described herein, the rights and easements for the benefit of said unit and parking space set forth in the declaration of condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described.

STEWART TITLE OF ILLINOIS  
8 N. LaSalle Street  
Chicago, IL 60602  
312-349-4243

3K6

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STATE TAX  
  
**STATE OF ILLINOIS**  
 NOV. 16.06  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 # 0000037329  
**REAL ESTATE TRANSFER TAX**  
 00340.00  
 FP 102804

COUNTY TAX  
  
**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 NOV. 17.06  
 REVENUE STAMP  
 # 0000037307  
**REAL ESTATE TRANSFER TAX**  
 00770.00  
 FP 102810

Parcel 2: Unit Parking Space 3 together with its undivided percentage interest in the common elements in 1456 N. Artesian Condominium, as delineated and defined in the Declaration recorded as document number 0429412128, as amended from time to time, in the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 39-North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

CITY TAX  
  
**CITY OF CHICAGO**  
 NOV. 17.06  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 # 0000020709  
**REAL ESTATE TRANSFER TAX**  
 02550.00  
 FP 102807

Property of Cook County Clerk's Office

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And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND, subject to:** (a) real estate taxes not yet due and payable; (b) zoning and building laws or ordinances; (c) all rights easements, restrictions, conditions and reservations or record or contained in the Declaration and a reservation by the **ARTESIAN SQUARE CONDOMINIUM ASSOCIATION**, (the "Association") recorded in the Office of the Cook County Recorder of Deeds on October 11, 2006 as Document number 0628439053 to itself and its successors and assigns, for the benefit of said Unit set forth in the Declaration of Condominium, of the rights and easements set forth in the Declaration; (d) utility easements of records, provided the Premises does not encroach thereon; (e) provisions of the Condominium Property Act of Illinois (the "Act"); (f) party wall rights and agreements; (g) roads and highways; (h) and all leases and licenses to the common elements; and such other matters as to which the Title Insurer commits to insure grantee against loss or damage.

IN WITNESS WHEREOF, This Special Warranty Deed is executed this 16<sup>th</sup> day of November, 2006.

1458 Artesian LLC

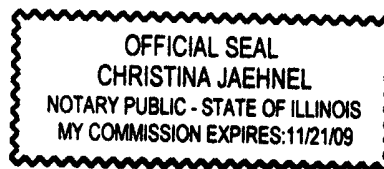
\_\_\_\_\_  
by: Valdir Barion, Managing Member

STATE OF ILLINOIS        }  
  } SS.  
COUNTY OF COOK        }

I, the undersigned, in and for said County in the State aforesaid DO HEREBY CERTIFY that Valdir Barion, Managing Member of 1458 Artesian, LLC, an Illinois Limited Liability Company personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary acts, and as the authorized, free and voluntary act of said Limited Liability Company, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 16<sup>th</sup> day of November, 2006

\_\_\_\_\_  
Notary



Prepared by:  
Richard Indyke  
221 N. LaSalle St., Suite 1200  
Chicago, Illinois 60601-1305

Return to: