

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **6340 NORTH ARTESIAN, LLC**, an Illinois, limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following describe real



Doc#: 0707240138 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/13/2007 12:51 PM Pg: 1 of 3

THE ABOVE SPACE FOR RECORDER'S USE ONLY

estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **ABDUL RAZZAK**, a(n) married person, and ~~AYESHA SULTANA~~, a(n) _____ person ("Grantees"), not in Tenancy in Common, but in ~~JOINT TENANCY~~ whose address is 6342 N. ARTESIAN, # 1C, CHICAGO, IL 60659, the following described real estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

P.N.T.N.

The tenant has waived or 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.

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

3/29

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:

2.23.07

6340 NORTH ARTESIAN, LLC
an Illinois limited liability company

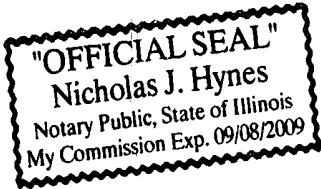
By: *Mihai Fedorca*
MIHAI FEDORCA

Its: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, A Notary Public in and for the County and State aforesaid, do hereby certify that Mihai Fedorca is the manager of 6340 NORTH ARTESIAN, LLC, an Illinois limited liability company, 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 and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, to the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date: 2.23.07



Nicholas J. Hynes
Notary Public

My commission expires _____

After Recording Mail to:

ABDUL RAZZAK
6342 N. ARTESIAN, # 101 C
CHICAGO, IL 60659

Send Subsequent Tax Bills to:

ABDUL RAZZAK
6342 N. ARTESIAN, # 101 C
CHICAGO, IL 60659

This Instrument Was Prepared by:
Whose Address Is:

Douglas G. Shreffler
4653 N. Milwaukee Avenue, Chicago, IL 60630

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EXHIBIT A


(legal description)


UNIT NO. 1C IN 6340-42 NORTH ARTESIAN CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:


LOT 6 IN DEVON ARTESIAN SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT FILED ON OCTOBER 19, 1922 AS LR165841, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 1, 2006 AS DOCUMENT NO. 0630515077, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 6340-42 NORTH ARTESIAN, UNIT 1C
CHICAGO, ILLINOIS 60659

PERMANENT INDEX NUMBER: 13-01-206-024-0000

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
STATE TAX 	MAR.-8.07	# 0000030337	0013000
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		#	FP 103021

COOK COUNTY REAL ESTATE TRANSACTION TAX		REAL ESTATE TRANSFER TAX	
COUNTY TAX 	MAR.-8.07	# 0000030337	00065.00
REVENUE STAMP		#	FP 103025

CITY OF CHICAGO		REAL ESTATE TRANSFER TAX	
CITY TAX 	MAR.-8.07	# 0000013369	00975.00
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		#	FP 103026