



2075448/MW/MC/10/3  
SPECIAL

WARRANTY DEED  
Statutory (ILLINOIS)

2

Doc#: 0732041007 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 11/16/2007 10:15 AM Pg: 1 of 5

THIS AGREEMENT, made this 29<sup>th</sup> day of October, 2007 between **5901 Artesian, LLC**, a limited liability company, duly authorized to transact business in the State of Illinois, party of the first part, and

Anthony Garcia, of 2555 W. Fitch, Chicago, Illinois 60645

\* AND ARLYN MATAYA, HIS WIFE, ON JOINT TENANCY

party of the second part, of WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the

second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Manager of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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, its 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, its 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 encumbered 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, I WILL WARRANT AND DEFEND, subject to: SEE ATTACHED EXHIBIT "B"

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium for the University Station Condominiums, 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 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.

Grantee warrants and acknowledges to and agrees with Grantor that Grantee is purchasing the premises in its "As-Is, Where Is" condition "with all faults".

Permanent Real Estate Index Number(s): Part of 13-01-407-017-0000

Address of Real Estate: 5901 N. Artesian, Unit 5909-1, Chicago, IL 60659

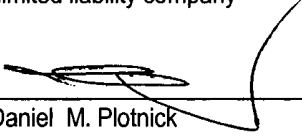
[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

M.G.R. TITLE

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 29<sup>th</sup> day of October, 2007.

**5901 ARTESIAN, LLC,**  
an Illinois limited liability company

By:   
Name: Daniel M. Plotnick  
Its: Manager

State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Daniel M. Plotnick, personally known to me to be Manager of

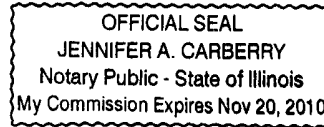
5901 Artesian, LLC, appeared, before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the Members of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL  
SEAL  
HERE

Given under my hand and official seal this 29<sup>th</sup> day of October, 2007

Commission expires

Nov. 20, 2010



  
NOTARY PUBLIC

This instrument was prepared by Gary L. Plotnick  
Schain, Burney, Ross, & Citron LTD  
222 North LaSalle Street, Suite 1910  
Chicago, Illinois 60601

MAIL TO:

Leon Rane  
540 Frontage Road, Suite 3185  
Northfield, Illinois 60093

SEND SUBSEQUENT TAX BILLS TO:

Anthony Garcia  
5901 N. Artesian, Unit 5909-1  
Chicago, Illinois 60659

OR RECORDER'S OFFICE BOX NO.

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## EXHIBIT "A"

### Legal Description

#### PARCEL 1:

UNIT 5909-1 IN THE 5901 NORTH ARTESIAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 21 AND 22 EXCEPTING THEREFROM THAT PART OF SAID LOTS 21 AND 22, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS:

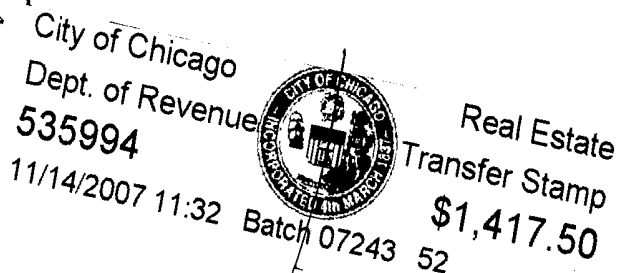
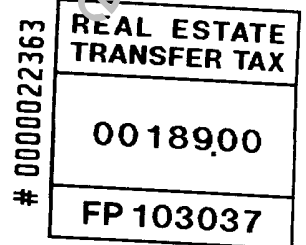
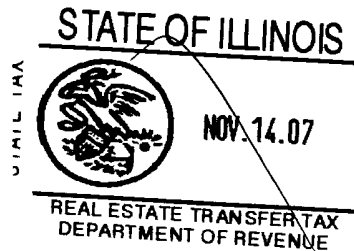
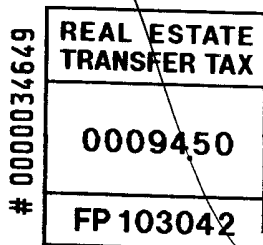
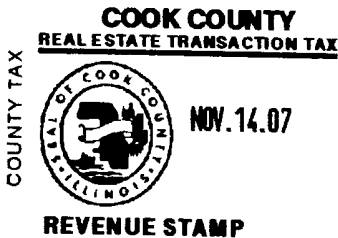
BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT, DISTANCE 35.55 FEET NORTH FROM THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 42 MINUTES 29 SECONDS MEASURED CLOCKWISE, SOUTH TO WEST, FROM THE SAID EAST LINE OF TRACT, A DISTANCE OF 69.78 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 57 MINUTES 30 SECONDS MEASURED COUNTER CLOCKWISE, EAST TO NORTH, FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 61.24 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT; THENCE EAST ALONG THE SAID NORTH LINE OF TRACT, A DISTANCE OF 68.98 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE AFORESAID EAST LINE OF TRACT, A DISTANCE OF 61.08 FEET TO THE POINT OF BEGINNING, IN BLOCK 1 IN W.F. KAISER AND COMPANY'S ARCADIA TERRACE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 33.00 FEET THEREOF) AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE ~~S-13~~ A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0712115108.

COMMONLY KNOWN AS: 5901 North Artesian Avenue, Unit 5909-1  
Chicago, Illinois 60659

PERMANENT INDEX NO.: Part of 13-01-407-017



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**EXHIBIT "B"****SUBJECT TO:**

1. General Real Estate taxes not yet due and payable at the time of Closing;
2. Terms and provisions of the Condominium Property Act of Illinois.
3. Easements, air rights and covenants, conditions and restrictions of record including not not limited to the Declaration.
4. Terms and provisions of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenant and By-Laws for the 5901 N. Artesian Condominium, including any and all amendments and exhibits thereto.
5. Acts done or suffered by Purchaser or anyone claiming by, through Purchaser.
6. Leases, licenses and encroachments and agreements affecting the Common Elements or the Limited Common Elements
7. Liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser
8. Utility easements, if any, whether recorded or unrecorded.
9. Schedule B exceptions listed in Mercury Title Company, LLC Commitment Number 2075448.

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"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, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT 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."

Property of Cook County Clerk's Office