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Doc#: 0831005239 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/05/2008 04:17 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **5853 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 estate is located, for and in consideration

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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 Tanja Bogunovic, ("Grantee"), whose address is 570 W. Belmont, Chicago, Illinois 60657, the following described real estate, to-wit: *an unmarried woman,*

See Exhibit 'A' attached hereto and made a part hereof.

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. *36C*

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(s), or anyone claiming by, through, or under Buyer(s); and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer(s) against loss or damage.

P.N.T.N.

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

9/5/08

5853 NORTH ARTESIAN, LLC
an Illinois limited liability company

By: 
GHEORGE POP

Its: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, the undersigned, A Notary Public in and for the County and State aforesaid, do hereby certify that GHEORGE POP is the manager of 5853 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, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date: 9-5-08


Notary Public

My commission expires 4-30-12

After Recording Mail to:

Tanya Bogunovic
5853 North Artesian
Chicago IL 60659

Send Subsequent Tax Bills to:

Tanya Bogunovic
5853 North Artesian
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

PARCEL 1: UNIT NO. 5853-1N IN THE 5853 NORTH ARTESIAN CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 39 AND 40 IN BLOCK 16 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 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, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED October 28, 2008 AS DOCUMENT NO. 0830218065 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0830218065.

PERMANENT INDEX NUMBER (PIN): 13-01-415-001

ADDRESS OF PROPERTY: 5853 N. Artesian 5853-1N
Chicago, Illinois 60659

CITY OF CHICAGO

CITY TAX



OCT. 31. 08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX


03885.00

FP 103026

0000017079

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. 31. 08

REVENUE STAMP

REAL ESTATE TRANSFER TAX


00185.00

FP 103025

0000038414

STATE TAX

STATE OF ILLINOIS



OCT. 31. 08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

00370.00

FP 103021

0000038414