

SPECIAL WARRANTY DEED

THE GRANTOR

5853 NORTH ARTESIAN, L.L.C. an Illinois limited liability company, with its principal place of business at 6033 N KEDZIE, CHICAGO, IL 60659

Horizon View Title, Inc.

File No. 09-00268P

1 of 3



Doc#: 0924350002 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 08/31/2009 08:50 AM Pg: 1 of 3

(The Above Space for Recorder's Use Only)

of the City of Chicago of the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANTS against any person claiming by, through or under GRANTOR to THE GRANTEE

PAVEL TROFIMCIUC

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See attached for legal description).

Property Index Number (PIN): 13-01-415-001-0000 (underlying) Address of Real Estate: 5853 N. ARTESIAN AVENUE, UNIT 1S, CHICAGO, IL 60659

DATED this 19 day of March, 2009. 5853 NORTH ARTESIAN, L.L.C.

By Manager & Authorized Agent to Execute this Special Warranty Deed

(SEAL)

(SEAL)

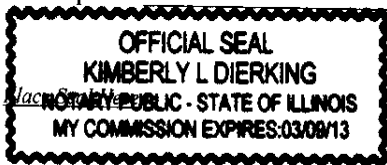
(SEAL)

(SEAL)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that IOVITA VARAN, member, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 19 day of March, 2009.

Commission expires 3/9 20 13



NOTARY PUBLIC

This instrument was prepared by: 5853 NORTH ARTESIAN, LLC, 6033 N KEDZIE, CHICAGO, IL 60659

# UNOFFICIAL COPY

## Legal Description

of premises commonly known as 5853 N. ARTESIAN AVE., UNIT 1S, CHICAGO, IL 60659

PARCEL 1:

UNIT NO. 5853-1S 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: 13-01-415-001-0000 (AFFECTS THE UNDERLYING LAND AND OTHER PROPERTY)

COMMONLY KNOWN AS: 5853 N. ARTESIAN, UNIT 1S, CHICAGO, IL 60659

City of Chicago  
Dept. of Revenue  
576492  
04/13/2009 11:47 Batch 00760 44



Real Estate  
Transfer Stamp  
\$3,780.00

STATE OF ILLINOIS  
STATE TAX  
AUG. 28. 09  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

000002876  
REAL ESTATE  
TRANSFER TAX  
0036000  
FP 103051

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
AUG. 28. 09  
REVENUE STAMP

# 0800002898  
REAL ESTATE  
TRANSFER TAX  
0018000  
FP 103048

Mail to and  
SEND SUBSEQUENT TAX BILLS TO:  
Davel Trofimciuc  
5853 N. Artesian #1S  
Chicago IL 60659

**UNOFFICIAL COPY**

SUBJECT TO: (i) current non-delinquent real estate taxes and taxes for subsequent years; (ii) taxes or assessments for improvements not yet completed and other assessments or installments thereof note due and payable as of the date hereof; (iii) the Condominium Property Act of the State of Illinois and Section 13-72 of the Municipal Code of the City of Chicago, Illinois, including all amendments thereto; (iv) the Declaration, including all amendments and exhibits attached thereto; (v) public, private and utility easements including any easements established by or implied from the Declaration, or amendments thereto; (vi) covenants, conditions, agreements, building lines and restrictions of record; (vii) applicable building and zoning laws, statutes, ordinances and restrictions; (viii) road and highways, if any; (ix) leases and licenses affecting Common Elements and/or the common property governed and operated by the 5853 N. Artesian Condominium Association; (x) acts done or suffered by the Grantee or anyone claiming by, through or under Grantee; and (xi) Grantor's mortgage.

The Grantor assigned to the Grantee the exclusive right to use, as a Limited Common Element appurtenant to Unit 1-S and Parking Space P-1 described above, as designated on the plat of survey described above, subject to all terms and provisions of the Declaration.

The 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 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.

The tenant, if any, of Unit 1-S and parking space P-1 has failed to exercise the statutory right of first refusal, and has thus waived said right.

Property of Cook County Clerk's Office