

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20<sup>th</sup> day of November 2009, between **10651 S. ARTESIAN, LLC**, an Illinois limited liability company, of the City of Chicago, party of the first part, and **THOMAS F. WOGAN**, an unmarried man, of the City of Oak Lawn, Cook County, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:



Doc#: **0934340007** Fee: **\$38.00**  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/09/2009 09:20 AM Pg: 1 of 2

UNIT NUMBER 10651-1N IN THE ARTESIAN AVENUE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
LOTS 17, 18, 19 AND 20 IN BLOCK 1 IN O. RUEYER AND COMPANY'S MORGAN PARK MANOR, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RAILROAD RIGHT OF WAY AND STREETS HERETOFORE DEDICATED) ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1922 AS DOCUMENT 7662035 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0410532066; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Together with all and singular the hereditaments and appurtenances therunto 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 successors 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 successors and assigns, that it has not done or suffered to be done and is not aware of, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises (or any portion thereof), against all persons lawfully claiming, or to claim the same, by, through or under it, subject to: covenants, conditions, and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for the year 2009 and subsequent years.

Permanent Real Estate Index Number(s): **24-13-233-054-1005**

# P.N.T.N.

Address of real estate: 10651 S. Artesian Ave., Unit 1N, Chicago, Illinois 60655

IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of the day and year first above written.

10651 S. ARTESIAN, LLC, an Illinois limited liability company

By:   
Dennis O'Malley, Manager

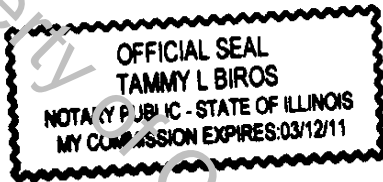
By:   
Thomas Munoz, Manager

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, Tammy L. Biros, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dennis O'Malley and Thomas Munoz, personally known to me to be the Managers of 10651 S. Artesian, LLC, an Illinois limited liability company, and 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 severally acknowledged that as such Managers, they signed and delivered the said instrument, pursuant to the authority given by 10651 S. Artesian, LLC, as their free and voluntary act, and as the free and voluntary act of said 10651 S. Artesian, LLC, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 5<sup>th</sup> day of November, 2009.



Tammy L. Biros  
Notary Public  
Commission expires: 03/12/11

**PREPARED BY:**

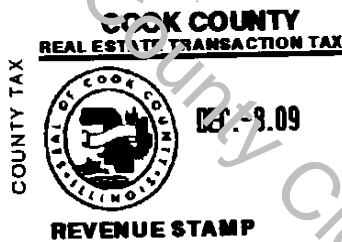
Gerard P. Walsh, Jr.  
Crowley & Lamb, P.C.  
350 N. LaSalle St., Ste. 900  
Chicago, Illinois 60654

**MAIL TO:**

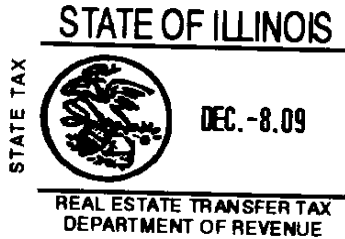
Patricia M. Brown  
9557 S. Hoyne  
Chicago, Illinois 60643-1121

**SEND SUBSEQUENT TAX BILLS TO:**

Thomas F. Wogan  
10651 S. Artesian, Unit 1N  
Chicago, Illinois 60655



REAL ESTATE TRANSFER TAX
0006250
FP 103025



REAL ESTATE TRANSFER TAX
0012500
FP 103021

**CITY OF CHICAGO**



REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

DEC.-8.09

REAL ESTATE TRANSFER TAX
0131250
FP 103026

# 0000018158