

# UNOFFICIAL COPY

PREPARED BY:

Joel Chupack  
Heinrich & Kramer, P.C.  
205 W. Randolph  
Suite 1750  
Chicago, IL 60606

AFTER RECORDING  
MAIL TO:

Mr. Joel Brosk  
Brozosky & Brosk, LLC  
40 N. Skokie Blvd.  
Suite 630  
Northbrook, IL 60062



Doc#: 1010404080 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/14/2010 10:03 AM Pg: 1 of 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED**

GRANTOR, **ARTANIS CORPORATION**, an Illinois corporation, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, CONVEYS to GRANTEE, **ROBERT SHERIDAN & PARTNERS, LLC**, an Illinois limited liability company, whose address is 814 Park Avenue, River Forest, IL 60305, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF,  
SUBJECT TO THOSE ITEMS SET FORTH ON EXHIBIT "A"

And GRANTOR, for itself, and its successors and assigns, does covenant, promise and agree, to and with GRANTEE, its successors and assigns, that it has not done or suffered to be done, anything whereby the Real Estate herein granted is, or may be in any manner encumbered or charged, except as herein recited; and that the said land, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND FOREVER DEFEND. TO HAVE AND TO HOLD said Real Estate forever.

DATED this 16<sup>th</sup> day of March, 2010.

**STEWART TITLE COMPANY**  
2055 W. Army Trail Road, Suite 110  
Addison, IL 60101  
630-889-4000

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

ARTANIS CORPORATION

By: Ronald L. Ohr  
Ronald L. Ohr, Its President

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald L. Ohr, President of ARTANIS CORPORATION, an Illinois corporation, 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, sealed and delivered the said instrument, on behalf of the corporation and as his free and voluntary act and as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16<sup>th</sup> day of March, 2010.

Deborah J. Kramer  
Notary Public

My Commission Expires:



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AB

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## EXHIBIT "A"

### Legal Description

THE SOUTH ½ OF LOT 25 IN THE RESUBDIVISION OF BLOCK1 IN PITNER'S SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

P.I.N: 20-27-305-019-0000

PROPERTY ADDRESS: 7526 S. KING DRIVE, CHICAGO, IL 60619




SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; 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.

MAIL TAX BILL TO:

ROBERT SHERIDAN + PARTIAL

814 PAUL AVE

RIVER FOREST IL 60305

CITY TAX	<b>CITY OF CHICAGO</b>  APR. -7.10 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000028716	<b>REAL ESTATE TRANSFER TAX</b>  00441.00  FP 102807
STATE TAX	<b>STATE OF ILLINOIS</b>  APR. -7.10 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0088000654	<b>REAL ESTATE TRANSFER TAX</b>  00042.00  FP 102804
COUNTY TAX	<b>COOK COUNTY</b> <b>REAL ESTATE TRANSACTION TAX</b>  APR. -7.10 REVENUE STAMP	# 0000048001	<b>REAL ESTATE TRANSFER TAX</b>  00021.00  FP 102810