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SPECIAL WARRANTY DEED Joint Tenants

Doc#: 0403742012
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/06/2004 07:49 AM Pg: 1 of 3

THE GRANTOR, 1409 FARWELL, LLC,
an Illinois limited liability company created
and existing under and by virtue of the laws
of the State of Illinois and duly authorized to
transact business in the State of Illinois, for
and in consideration of the sum of TEN
AND NO/100 DOLLARS, and other good
and valuable considerations in hand paid,
and pursuant to authority given by the
Manager of said Company,

Above Space for Recorder's use only

CONVEYS AND WARRANTS to MELISSA M. TASHJIAN and JAMES F. TASHJIAN, not
as tenants in common but as joint tenants, of 731 Sea Brook Ct., Crystal Lake, Illinois, not as
tenants in common, but as joint tenants with rights of survivorship, 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.

Together with all and singular the hereditaments and appurtenances thereto 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
Grantor, either in law or in equity, of, in and to the above described, with the appurtenances, unto
the Grantee, its heirs and assigns forever.

1st AMERICAN TITLE ORDER # 624363 1/2

Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee,
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 it will warrant and defend the premises against all persons lawfully claiming by,
through or under it subject to: **See Exhibit "A" attached hereto and made a part hereof.**

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 the condominium; 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 of the unit either waived or failed to exercise the option to purchase the unit, or the
tenant did not have the option to purchase the unit.

Permanent Real Estate Index Number(s): 11-32-121-006-0000
Address of Real Estate: 1409 W. Farwell, Unit 1411 L-1, Chicago, IL 60626

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In Witness Whereof, said Grantor has executed this Deed by its Manager, this 23 day of Oct, 2003

1409 FARWELL, LLC, an Illinois limited liability company

By: Marci Sepulveda, Inc., an Illinois corporation,
One of its Members

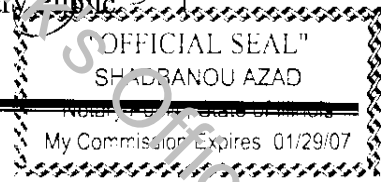
By: [Signature]
Marci Heichman, President

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Marci Heichman, is personally known to me to be the President of Marci Sepulveda, Inc., an Illinois Corporation, a Member of 1409 Farwell, L.L.C., a limited liability company, and is 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 as such President, she signed and delivered the said instrument pursuant to authority given by 1409 Farwell, LLC, as her free and voluntary act, and as the free and voluntary act and deed of 1409 Farwell, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of October, 2003

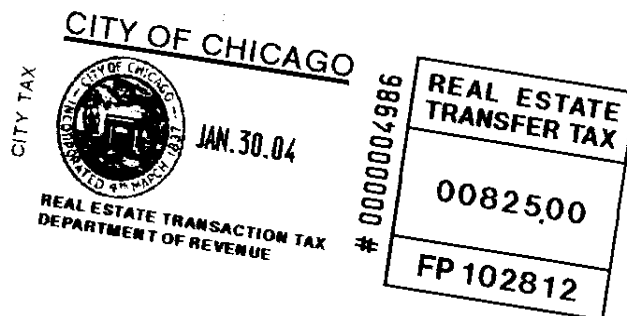
Commission expires 1/29/07, 2007
[Signature]
Notary Public



Prepared by: Thompson & Thompson
19 S. LaSalle St., Suite 302
Chicago, IL 60603

Mail to:
John Klise, Esq.
1478 W. Webster
Chicago, IL 60614

Name & Address of Taxpayer:
Melissa Tashjian
1409 W. Farwell, Unit 1411 L-1
Chicago, IL 60626



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EXHIBIT "A"

Legal Description:

Unit 1411 L-1, together with its undivided percentage interest in the common elements, in the 1409 West Farwell Condominium, as delineated and defined in the Declaration recorded on July 18, 2002 as document number 0020788580, and re-recorded as document number 0020789503, as amended from time to time, in Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Subject to:

real estate taxes not yet due and payable; special municipal taxes or assessments for improvements not completed and unconfirmed special municipal taxes or assessments; applicable zoning and building laws or ordinances; the Declaration including any and all amendments and exhibits thereto; provisions of the Illinois Condominium Property Act; easements covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premise as a condominium residence; acts done or suffered by Grantee, or anyone claiming by, through or under Grantee; liens, encroachments and other matters as to which the Title Insurer commits to insure Grantee against loss or damage; and title exceptions pertaining to lines or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Grantor shall so remove at that time by using the funds to be paid upon delivery of the deed.

