

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY



0508042004D

Doc#: 0508042004
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/21/2005 07:34 AM Pg: 1 of 3

THE GRANTOR(S), ^{Francisco} ~~RENE~~ C. BURGOS of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to FRANCISCO JAVIER NAVA, of 350 Homewood Drive, Bolingbrook, Illinois, of the County of DuPage, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

~~* Not Homestead Property~~

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

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO:

(A) Terms, Provisions, Covenants, Conditions and Options contained in and rights and easements established by the declaration of Condominium Ownership recorded October 12, 2004 as document No. 0428644078, as amended from time to time; and (B) limitations and conditions imposed by the Condominium Property Act.

General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number(s): 14-07-119-019-0000

Address(es) of Real Estate: Unit 2, 2036 W. Farragut Ave., Chicago, Illinois 60625

Dated this 30th day of November, 2004


RENE C. BURGOS

Doc 334

Property of Cook County Clerk's Office

WMS

CHICAGO

1806299081

UNOFFICIAL COPY

EXHIBIT 'A'

Legal Description

PARCEL 1: UNIT 2 IN THE 2036 WEST FARRAGUT CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 16 OF FARRAGUT HOYNE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 299.17 FEET OF THE NORTH 141 FEET OF THE SOUTH 174 FEET), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0428644078, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL2: THE EXCLUSIVE RIGHT TO THE USE OF P-1 AND P-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0428644078.

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 AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WAS NO LEGAL TENANT OF THE UNIT WITH RIGHT OF FIRST REFUSAL.