

UNOFFICIAL COPY

756818

Warranty Deed

(Individual to Individual)
FEE SIMPLE



Doc#: 0512241105
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/02/2005 03:09 PM Pg: 1 of 3

HERITAGE TITLE COMPANY

Above Space for Recorder's Use Only

THE GRANTOR(s) Miguel A. Sosa and Cecilia Sosa, husband and wife, of the City of Chicago of Cook County, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Felipe Castrejon* of 4806 N. Hermitage, Chicago, IL 60640, in fee simple, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

* a single man

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with Purchaser's use and enjoyment of the property. To Hold Forever in Fee Simple.

Permanent Real Estate Index Number(s): 11-32-115-027-1007.

Address(es) of Real Estate: 1536 W. Farwell Ave., Unit 1C, Chicago, IL 60626.

The date of this deed of conveyance is April 26, 2005.

Miguel A. Sosa

(SEAL) Miguel A. Sosa

Cecilia Sosa

(SEAL) Cecilia Sosa

State of Illinois, County of Cook } ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Miguel A. Sosa and Cecilia Sosa are personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

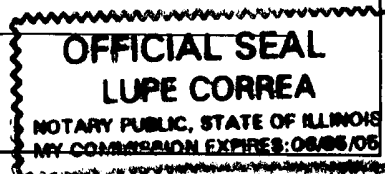
(Impress Seal Here)

(My Commission Expires)

June 5, 2005

Given under my hand and official seal

Lupe Correa
Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as 1536 W. Farwell Ave., Unit 1C, Chicago, IL 60626.
Property Index Number: 11-32-115-027-1007.

**** SEE ATTACHED EXHIBIT "A" ****


City of Chicago
Dept. of Revenue
377892
04/28/2005 14:56 Batch 07242 65



Real Estate
Transfer Stamp
\$1,125.00


REAL ESTATE TRANSFER TAX
\$15,000
FP 326669
0000078990

STATE OF ILLINOIS
APR. 28. 05
STATE TAX



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COUNTY TAX
REVENUE STAMP
APR. 28. 05



COOK COUNTY
REAL ESTATE TRANSACTION TAX
0000158054

REAL ESTATE TRANSFER TAX
00075.00
FP 326670

<p>This instrument was prepared by:</p> <p>Guillermo Alvarado Alvarado & Soto 452 N. York Road Elmhurst, IL 60126</p>	<p>Send subsequent tax bills to:</p> <p>Felipe Castejon 1536 W. Farwell Ave. Unit 1C Chicago, IL 60626.</p>	<p>Recorder-mail recorded document to:</p> <p>Guillermo Alvarado Alvarado & Soto 452 N. York Rd. Elmhurst, IL 60126</p>
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Exhibit A

H-56518

PARCEL 1:

UNIT 1 C IN FARWELL PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 59 1/3 FEET OF LOTS 11, 12 AND 13 AND THE EAST 58 1/3 FEET OF THE SOUTH 25 FEET OF LOT 10, ALL IN BLOCK 39 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 LYING EAST OF THE RIDGE ROAD, OF SECTION 31, ALSO THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, ALSO ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE ALL IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020480360, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARK SPACE P-7, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020480360.

P.I.N 11-32-115-027-1007

C/K/A 1536 W. FARWELL AVENUE UNIT 1C, CHICAGO, ILLINOIS 60626-3649