



0518034096

**AFFIDAVIT OF TITLE  
COVENANT AND WARRANTY**

Doc#: 0518034096  
Eugene "Gene" Moore Fee: \$46.00  
Cook County Recorder of Deeds  
Date: 06/29/2005 12:55 PM Pg: 1 of 2

CHI429846 / DIT

STATE OF Illinois )  
                                  ) SS.  
COUNTY OF Cook )

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named:

**ALVARO OCHOA**

That affiant has an entire interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated May 6th, 2005, to **ALVARO OCHOA** grantee, conveying the following described premises:

SEE LEGAL DESCRIPTION ATTACHED

That no labor or material has been furnished for premises within the last four months, that is not fully paid for.

That since the title date of 3/29/05, in the report on title issued by Net Co., Inc., affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment, note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That the parties, if any, in possession of premises are bona fide tenants only, and have paid promptly and in full their rent to date, and are renting from N/A to N/A, and not for any longer term, and have no other or further interest whatsoever in premises.

That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.

  
FRANCISCO JAVIER NAVA (SEAL)

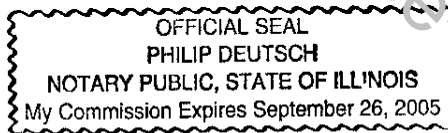
\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

Subscribed and sworn to before me this 6th day of May, 2005

  
\_\_\_\_\_  
Notary Public



Chicago Title Insurance Company

NETCO  
415 N. LASALLE  
CHICAGO, IL 60610

# UNOFFICIAL COPY

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

LOT SIXTEEN (16) OF FARRAGUT HOYNE SUBDIVISION OF THE WEST HALF ( $\frac{1}{2}$ ) OF THE SOUTHEAST QUARTER ( $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER ( $\frac{1}{4}$ ) 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.

PARCEL 2: 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 AS DOCUMENT NUMBER 0428644078.

PARCEL NUMBER: 14-07-119-019-0000

COMMONLY KNOWN AS: 2036 WEST FARRAGUT AVE.  
UNIT 2  
CHICAGO, ILLINOIS 60625

Property of Cook County Clerk's Office