

UNOFFICIAL COPY

MAIL TO:

JOHN VRDOLOVAC

741 N DEARBORN

CHICAGO IL 60610



Doc#: 0600533022 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/05/2006 07:36 AM Pg: 1 of 3

ST 518287
1930

(The Above Space For Recorder's Use)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 9 day of Dec., 2005 between FARWELL COURT, INC., an Illinois corporation, whose address is 1040 Hohfelder, Glencoe, Il 60022 created and existing under and by virtue of the laws of State of Illinois, and DANIEL FOX AND SUSAN REYNOLD, of 4820 N. Secoy, Chicago, Il 60625, as Grantee. *HUSBAND & WIFE AS TENANTS BY THE ENTIRETY*

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WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

UNIT NUMBERS 3F IN THE FARWELL AVENUE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 AND 16 IN BLOCK 38 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST ¼ AND THAT PART OF THE NORTHWEST ¼, LYING EAST OF RIDGE ROAD OF SECTION 31, AND ALSO THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 32 AND 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, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0520718107_ IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

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PIN: 11-31-222-022-0000

ADDRESS OF PROPERTY: 1652-60 W. FARWELL, CHICAGO, ILLINOIS 60626

Buy 334

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In Witness Whereof, said Grantor has caused its corporate seal to hereto affixed and has caused its name to be signed to these presents by its President, as of the date first above written

FARWELL COURT, INC.

By: *[Signature]*
LEO DUKACH, 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 Leo Dukach, personally known to me to be the President of the corporation, appeared before me this day in person, and severally acknowledged that as such President, he signed and delivered the said instrument and caused the corporate seal to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as the free and voluntary act of the corporation for the uses and purposes therein set forth.

Given under my hand and notary seal, this 9 day of December 2006

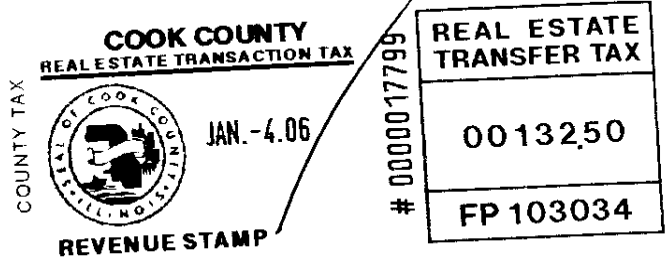
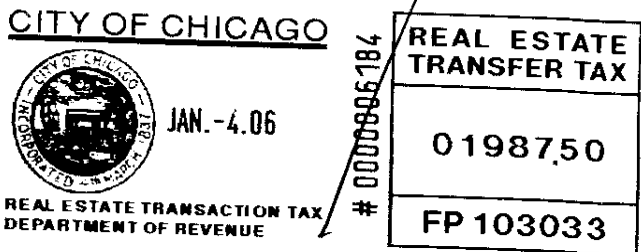
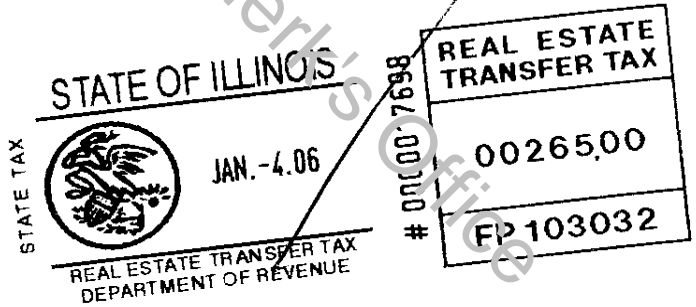
[Signature]
NOTARY PUBLIC



This Deed was prepared by: David Chaiken, 111 W. Washington, Chicago, IL 60602

Send Subsequent tax bills to:

Suzan Reynolds
11656 W. Farwell #3F
Chicago, IL 60625



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Together with all and singular the hereditaments and appurtenances thereunto 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, unto the Grantee, either in law or in equity, of in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

There are no Tenants in the Unit with the right of first refusal.

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.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their 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 incumbered or charged, except as herein recited, and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the Declaration;
9. Grantee's mortgage, and
10. acts done or suffered by the Grantee

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.