UNOFFICIAL COPY

MAIL TO:
ELTOH PAKER

101 BURG REDGE PARKWAY

BURG REDGE, IL

60521



Doc#: 0601133131 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/11/2008 10:37 AM Pg: 1 of 3

(The Above Space For Recorder's Use)

SPECIAL WARRANTY DEED

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, so vit:

UNIT NUMBERS 1D 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 NOP THWEST 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 COCK 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.

PIN: 11-31-222-022-0000

SC08/83/

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

BOX 334

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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.

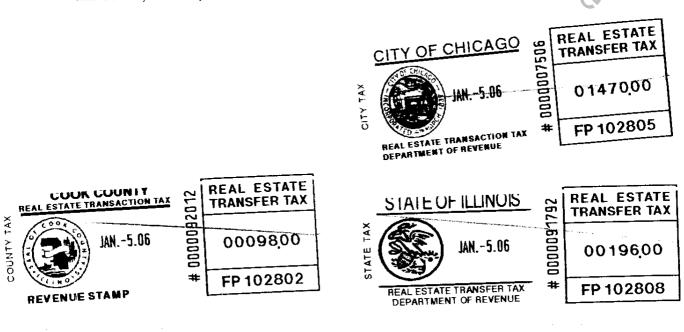
There are no Tenants in the Unit with the right of first refusal.

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 form in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and as reas, 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 lawring claiming the same, by, through or under it, subject to the following that the same do not interies, 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 amountments 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 Triagois;
- Installments due after the date of closing of assessments established pursuant to the Declaration;
- 9. Grantee's mortgage, and
- 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.



0601133131 Page: 3 of 3

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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: LEO DUKACH, PRESIDENT	_
STATE OF ILLINOIS)) SS
COUNTY OF COOK	ý)
HEREBY CERTIFY that Leo Dukach, corporation, appeared before me this day President, he signed and delivered the sa thereto, pursuant to the authority given by and voluntary act of the corporation, for	lic in and for the County and State aforesaid, DO personally known to me to be the President of the in person, and severally acknowledged that as such id instrument and caused the corporate seal to be affixed by the Board of Directors of said corporation, as the free the uses and purposes therein set forth. Y seal, this
This Deed was prepared by: David Chail	ken, 111W. Washington, Chicago, Il 60602
Send Subsequent tax bills to:	C
JUNATION CILL	
1660 LOEST FARWELL	_ UNIT 1-D
CHICAGO, IL 606	26