## UNOFFICIAL COPY

MAIL TO: CARWEDRA SAAWEDRA 33 N. DUANGON ST. #2201 Chicago, IL 60602

Doc#: 0624002036 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 08/28/2006 08:23 AM Pg: 1 of 3

CITY OF CHICAGO

AUG. 18.06

REAL ES TATE TRANSFER TAX

01650.00

REAL ES TATE TRANSFER TAX

FP 1028305

(The Above Space For Recorder's Use)

## SPECIAL WARRANTY DEED

THIS INDENTURE, mode this 24 day of 444. 2006 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 duly authorized to transact business in the State of Illinois, as GRANTOR, and Pedro Diaz DeLeon, of 929 W. Fletcher, Chicago, Il 60657 as Grantee.

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:

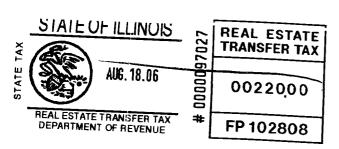
UNIT NUMBER 2L IN THE FARWELL AVENUE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

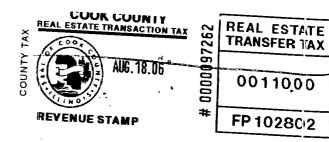
LOTS 15 AND 16 IN BLOCK 38 IN ROGER'S PARK, BEING A SUBDIVISION OF THE NORTHEAST ¼ AND THAT PART OF THE NORTHWEST ¼, LYING EAST OF RIDGE ROAD OF SECTION 31 AND ALSO THE WEST ½ OF THE NOTHWEST ¼ OF SECTION 32 AND ALSO ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 4! NORTH, RANGE 14, EAST OF THE THIRD PRINICIPAL MERIDIAN, IN 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

**/#2**L

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





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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 ional 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 encumbered or charged, except as herein recited; and hat GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawtifly 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 rayable 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, ordinance; and restrictions;
- 6 Roads and highways, if any;
- Provisions of the Condominium Property Act of Illi 10:3:
- 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.

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## **UNOFFICIAL COPY**

in witness whereof, said Grantor has caused its corporate seal to hereto arrixed and has
caused its name to be signed to these presents by its President, this day of
FARWELL COURT INC.
By: (V) (M)/ LEO DUKACH, PRESIDENT
LEG DURACH, 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, 10° the uses and purposes therein set forth,
Given under my hand and notary seal, this
Given under my hand and notary seal, this
Given under my hand and notary sea!, this <u>94</u> day of <u>(aly</u> , 200
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