

# UNOFFICIAL COPY



0717611152D

**STEWART TITLE**  
**2 NORTH LASALLE #625**  
**CHICAGO, ILLINOIS 60602**  
**312-849-4243**

**Doc#: 0717611152 Fee: \$28.00**  
**Eugene "Gene" Moore RHSP Fee: \$10.00**  
**Cook County Recorder of Deeds**  
**Date: 06/25/2007 03:22 PM Pg: 1 of 3**

**STEWART TITLE OF ILLINOIS**  
**2 N. LaSalle Street**  
**Suite 625**  
**Chicago, IL 60602**  
**312-849-4243**

53079

# SPECIAL WARRANTY DEED

File Number: TM243496

## LEGAL DESCRIPTION

Unit 2001-3 together with its undivided percentage interest in the common elements in The Damen Fargo Condominium, as delineated and defined in the Declaration recorded as document number 0627010037, in the southwest 1/4 of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Permanent Index Number: 11-30-316-005 (Volume number 505) affects property and other property

Commonly known as: 2001 West Fargo  
Condo 3

**STEWART TITLE OF ILLINOIS**  
**2 N. LaSalle Street**  
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530749 / of 3  
Special Warranty Deed

This indenture, made this 15<sup>th</sup> day of June, 2007, between **2001 Fargo Inc.**, an Illinois corporation, party of the first part, and **Juan Alanis** ~~the second part~~ party of the ~~second part~~, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the corporate resolution, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of ~~the second part~~

- a) individually  
~~b) as joint tenants, not tenants in common~~  
~~c) husband and wife, as tenants by the entirety, not joint tenants not tenants in common~~  
~~d) as tenants in common, not as joint tenants~~

and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois know and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERE TO AS EXHIBIT "A".

PIN: 11-30-316-005-0000 (affects underlying land)

Common Address: 2001 W. Fargo Avenue, Unit 3, Chicago, IL 60645

Together with all and singular the hereditaments and appurtenances hereunto 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, of the party of the first part, either in law or 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 party of the second part, his, her, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his, her, 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 that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) Real estate taxes for the current year not due and payable; (b) Existing easements and encroachments; (c) Covenants, restrictions, agreements, conditions and building lines of record; (d) Governmental taxes or assessments for improvements not yet completed; (e) The Declaration of Condominium Ownership for Damen Fargo Condominium recorded as document number 0627010037 including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for Damen Fargo Condominium; (f) The Illinois Condominium Property Act; and (g) Acts done or suffered by Grantee.

Grantor also hereby grants to the grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and

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assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

June 15, 2007.

2001 Fargo 2001  
By: Jon Tomsia

State of Illinois )  
                                  )  
County of Cook )

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Tomsia personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persons and acknowledged that he signed and delivered the said instrument in the capacity as Member of the 2001 Fargo Inc. as his free and voluntary act for uses and purpose therein set forth.

  
Notary Public

June 15, 2007.

After recording mail to:  
**Juan Alanis & Diana Mora**  
2001 W. Fargo Avenue  
Unit 3  
Chicago, IL 60645

Mail subsequent tax bills to:  
**Juan Alanis & Diana Mora**  
2001 W. Fargo Avenue  
Unit 3  
Chicago, IL 60645



Document Prepared by:  
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Tel. 847-297-9977

STATE OF ILLINOIS	
STATE TAX	JUN. 18.07
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000040831	REAL ESTATE TRANSFER TAX
	00229.00
	FP 102804

COOK COUNTY REAL ESTATE TRANSACTION TAX	
REVENUE STAMP	JUN. 18.07
# 0000040525	REAL ESTATE TRANSFER TAX
	00114.50
	FP 102810

CITY OF CHICAGO	
CITY TAX	JUN. 19.07
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 0000023008	REAL ESTATE TRANSFER TAX
	01717.50
	FP 102807