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Doc#: 0724044044 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/28/2007 12:45 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY Corporation to Individual

Doc# 07-0714

THE GRANTOR, 1633 Farwell Ave. LLC, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to ~~Alan Bremerkamp and Mark McConnell, both unmarried men~~ of 3940 N. Fremont #2, Chicago, Illinois of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof
Mark McConnell an unmarried man and Alan Bremerkamp an unmarried man.
**not as tenants in common but as joint tenants*

SUBJECT TO: (a) general taxes for 2006 and subsequent years not yet due, including taxes which may accrue by reason of new or additional improvements during the year of closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions, building lines of record and party wall rights; (d) the Illinois Condominium Property Act and the Recorded Declaration of Condominium and Covenants thereon; (e) terms, provisions and conditions of the Condominium Declaration and including all amendments and exhibits thereto; (f) applicable zoning and building laws and ordinances; (g) unrecorded public and quasi-public utility easements, if any; (h) Purchaser's mortgage, if any; (i) leases, licenses, operating agreements and other agreements affecting the Common Elements; (l) acts done or suffered by or judgments against the Purchaser, or anyone claiming under Purchaser; (k) encroachments, if any.

Permanent Real Estate Index Number(s): 11-31-226-008-0000
Address(es) of Real Estate: 1633 Farwell Ave Unit 1643, N-1, Chicago, IL 60626

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 and Grantor reserves to its self, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.

The Deed is subject to all rights, easements, covenants, conditions, restrictions 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 corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Member, and attested by its Manager this 21st day of August, 2007.

1633 Farwell Ave. LLC

By:
Samel Meseljevic, Managing Member

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
527284 \$1,732.50
08/28/2007 11:41 Batch 09327 40



STATE TAX
STATE OF ILLINOIS
AUG. 28. 07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0023100
FP 103037
0000018265

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 28. 07
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0011550
FP 103042
0000030555

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LEGAL DESCRIPTION

UNIT 1643N-1 IN 1633 FARWELL AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 26 (EXCEPT THE WEST 40.00 FEET THEREOF) AND ALL OF LOTS 27 AND 28 IN BLOCK 43 IN ROGERS PARK, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AUGUST 1, 2007 AS DOCUMENT 0721315127, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS MAY BE FURTHER AMENDED FROM TIME TO TIME.

UNDERLYING PIN: 11-31-226-008-0000 (AFFECTS THE LAND AND OTHER PROPERTY)

COMMONLY KNOWN AS: 1633-43 W. FARWELL AVE., UNIT 1643N-1, CHICAGO, IL 60626

THE 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.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.