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0724044046

Doc#: 0724044046 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/28/2007 12:47 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY Corporation to Individual

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 Jennifer Buckley (a single woman) of 5550 North Kenmore, 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

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: 1633-43 W. Farwell Ave., Unit 1633, N-B, 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 27th day of August, 2007.

1633 Farwell Ave. LLC

By:
Hasso Meseljevic, Managing Member

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
527300 \$990.00
08/28/2007 11:42 Batch 09327 40



STATE OF ILLINOIS

AUG. 28. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000018263

REAL ESTATE TRANSFER TAX
0013200
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX

AUG. 28. 07



REVENUE STAMP

0000030553

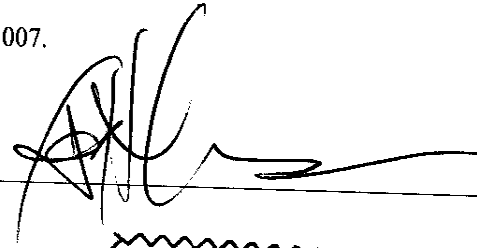
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00066.00
FP 103042

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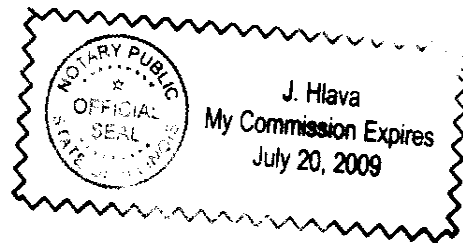
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Samei Meseljevic, personally known to me to be a Managing Member of the 1633 Farwell LLC personally known to me to be the Secretary said limited liability corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Haso Meseljevic signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 27th day of August, 2007.



(Notary Public)



Property of Cook County Clerk's Office

Prepared by:

Hugh D. Howard
100 W Monroe, #1300
Chicago, IL 60602

Mail To:

Mr. Michael J. Angelina
Angelina, Chmielewski & Fraccaro, P.C.
1626 Colonial Parkway
Inverness, IL 60067

Name and Address of Taxpayer:

Ms. Jennifer Buckley
1633 W. Farwell Ave, Unit N-B, Chicago, Illinois 60626

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LEGAL DESCRIPTION

UNIT 1633N-B 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 1633N-B, 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.

County Clerk's Office