

UNOFFICIAL COPY



Doc#: 0725344024 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/10/2007 11:07 AM Pg: 1 of 3



First American Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
Corporation to Individual as Joint
Tenants**

Grant # 07-0711

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 Gerald Cote, a married man** and Laura Cote, an unmarried woman, not as tenants in common but as joint tenants, of 644 Newkirk Lane, Palatine, IL 60074 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

**THIS IS NOT HOMESTEAD PROPERTY AS TO GERALD COTE

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.

TO HAVE AND TO HOLD said premises as joint tenants forever.

Permanent Real Estate Index Number(s): 11-31-226-008-0000
Address(es) of Real Estate: 1633-43 W Farwell Ave. Unit 1643S-2, Chicago, IL 60626

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 Managing Member, this

7th day of August, 2007

1633 Farwell Ave. LLC

By: 
Samel Meseljevic, Managing Member

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Samel Meseljevic, personally known to me to be the Managing Member of the 1633 Farwell Ave. LLC 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 Samel Meseljevic and Managing Member they signed and delivered the said instrument pursuant to authority given by the Board of Directors of said LLC, as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of August, 20 07.



[Signature]
(Notary Public)

Prepared by:
Jeffrey Hlava
7115 W North Ave., Suite 322
Oak Park, IL 60302

Mail To:
Brenda F Burnett
809 S. Fourth
Watseka, IL 60970

Name and Address of Taxpayer:
Laura Cote
1643 W Farwell Ave., Unit 2S
Chicago, IL 60626

City of Chicago
Dept. of Revenue
528792
09/10/2007 10:36 Batch 07202 32



Real Estate
Transfer Stamp
\$1,016.25

STATE OF ILLINOIS
STATE TAX
SEP. 10.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
0013550
FP 103037
0000018075

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
SEP. 10.07
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
00067.75
FP 103042
000001226

UNOFFICIAL COPY

Exhibit "A" – Legal Description

UNIT 1643S-2 IN THE 1633 FARWELL AVENUE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

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 ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

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

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.

RECORDED
Cook County Clerk's Office