



First American Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY  
Corporation to Individual

1) grant # 07-0690



Doc#: 0726822131 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/25/2007 02:29 PM Pg: 1 of 3

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 Gilum, an unmarried woman, of 126 Golf Rd. Unit B, Libertyville, IL of the County of Lake, 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

SUBJECT TO: (a) general taxes for 2007 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 hereto; (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; (j) 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 1633S-1, 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 Sec. Member, and attested by its Managing Member this

24 day of September, 2007.

1633 Farwell Ave. LLC

By:   
Samel Meseljevic, Managing Member

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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 said limited liability company, 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 Samel Meseljevic and Sec. Member they 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 24 day of September, 20 07.



M Cacciatore (Notary Public)

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

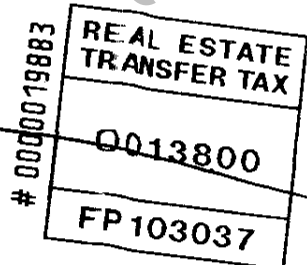
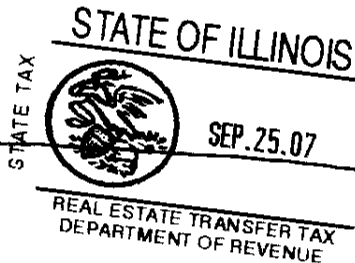
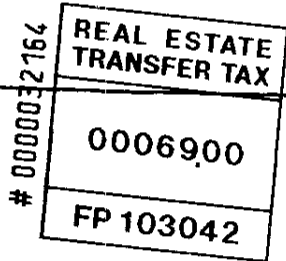
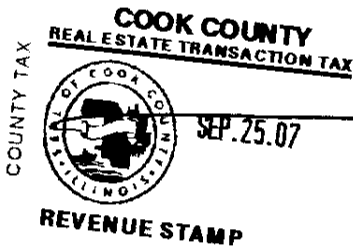
**Mail To:**  
Michael E. Forkan  
13711 W 159th St.  
Homer Glen, IL 60491

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
530806 \$1,035.00



**Name and Address of Taxpayer:**  
Jennifer Gillum  
126 Golf Rd. Unit B  
Libertyville, IL

09/25/2007 13:50 Batch 007.13 29



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## Exhibit "A" – Legal Description

UNIT 1633S-1 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.

RECEIVED  
Cook County Clerk's Office