

UNOFFICIAL COPY



Doc#: 0728941141 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/16/2007 02:51 PM Pg: 1 of 4

T4

Special Warranty Deed
Statutory (Illinois)
(Company to Individual)

M.G.R. TITLE

TTC # 070811FAA ¹/₃

THE GRANTOR, 1416 W. FARWELL, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, CONVEYS and WARRANTS to the Grantee(s):

VANESSA JACKSON,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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, unto the Grantee(s), either in law or in equity, of in and to the above-described premises, with the hereditaments and appurtenances, unto the Grantee(s), its heirs and assigns forever.

There are no Tenants in the Unit with the Right of First Refusal.

Grantor also hereby grants to the Grantee(s), its heirs 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/or assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

And the Grantor, for itself, its successors and/or assigns, does covenant, promise and agree, to and with Grantee(s), its 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 incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use of or access to Unit Apartment.

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Real Estate
Transfer Stamp
\$4,200.00



City of Chicago
Dept. of Revenue
532818
10/15/2007 10:44 Batch 07223 18

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	0056000
REAL ESTATE TRANSFER TAX	FP103037

STATE OF ILLINOIS



STATE TAX

OCT. 15.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00280.00
REAL ESTATE TRANSFER TAX	FP 103042

COOK COUNTY
REAL ESTATE TRANSACTION TAX



COOK COUNTY TAX

OCT. 15.07

REVENUE STAMP

00003378

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1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits thereto;
3. Public and utility easements;
4. Covenants, conditions, restriction of record as to the use and occupancy;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the Declaration;
9. Grantee's mortgage; and
10. Acts done or suffered by the Grantee.

Permanent Index Number (PIN): 11-32-116-017-0000 (Underlying Permanent Index Number)

Address(es) of Real Estate 1416 W. FARWELL, Unit PENTHOUSE, Chicago, Illinois 60626

Dated this 20th day of September, 2007.

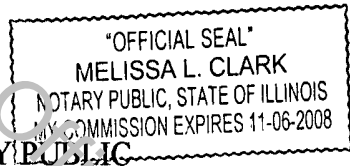
1416 W. FARWELL LLC, an Illinois limited liability company

By: [Signature]
FLAVIUS ARDELEAN

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that 1416 W. FARWELL, LLC, an Illinois limited liability company, by its above named MANAGER, personally known to me to be the MANAGER of said corporation, appeared before me this day in person, and acknowledged that as such MANAGER, he signed, sealed and delivered the said instrument as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this ___ day of September, 2007.

Commission expires 11-6-08



NOTARY PUBLIC

This instrument was prepared by: Patrick G. Drury, 1804 Naper Blvd, Naperville IL 60563

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

OR

Recorder's Office Box No.

907 SOUTH BLVD
Oak Park, IL
60302

VANESSA JACKSON

907 South Blvd
Oak Park, IL
60302

VANESSA JACKSON

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PARCEL ONE:

PENTHOUSE IN 1416 W. FARWELL CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 30 FEET OF LOT 16 IN BLOCK 40 IN ROGERS PARK, IN SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 14, 2007 AS DOCUMENT NO. 0725715098 TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE OF THE ROOFTOP DECK UNIT 3-P AND BALCONY 3-B, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED SEPTEMBER 14, 2007 AS DOCUMENT NO. 0725715098

For Information Only:

PIN# 11-32-116-017-0000 (UNDERLYING PROPERTY)

Commonly known as: 1416 WEST FARWELL AVE, PENTHOUSE, CHICAGO, IL, 60626

Property of Cook County Clerk's Office