

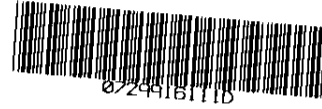
# UNOFFICIAL COPY



First American Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
Corporation to Individual**

① GNT # 07 0691



Doc#: 0729916111 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/26/2007 01:47 PM Pg: 1 of 2

THE GRANTOR, 1633 Farwell Ave LLC, a corporation 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 Casey A Karaffa an unmarried woman,

of 117 S Grand Ave. W, #1E, Springfield, IL 62704 of the County of Sangamon, 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 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 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 1633S-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, and attested by its this

25<sup>th</sup> day of October, 20 07.

LL

1633 Farwell Ave LLC

By:   
Samel Meseljevic, Managing Member

City of Chicago  
Dept. of Revenue



Real Estate

Transfer Stamp

\$1,065.00

534140

10/26/2007 11:46 Batch 00736 53

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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 the 1633 Farwell Ave LLC and , personally known to me to be the of said 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 Samel Meseljevic and Managing 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 25<sup>th</sup> day of October, 20 01.



*[Handwritten Signature]*  
\_\_\_\_\_  
(Notary Public)

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

**Mail To:**  
Kelly Fogarty Boylan  
2147 W Shakespeare, Suite 1F  
Chicago, IL 60647

**Name and Address of Taxpayer:**  
Casey A Karaffa  
1633 W Farwell Ave Unit 2S  
Chicago, IL 60626

