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First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
Corporation to Individual

09NT#07-5710



Doc#: 0730503031 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/01/2007 11:55 AM Pg: 1 of 3

THE GRANTOR, 1633 Farwell Ave LLC, a corporation 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 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 Mareo Mukes of 1239 W. Chase Ave., Chicago, IL of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit: ~~an unmarried man~~
* Illinois

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; (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 affects underlying land
Address(es) of Real Estate: 1641 W Farwell Unit S-B, 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

26th day of October, 20 07


City of Chicago
Dept. of Revenue
534734
11/01/2007 11:19 Batch 40934 35




Real Estate
Transfer Stamp
\$1,181.25

1633 Farwell Ave LLC

By: 
Samel Meseljevic, Managing Member

STATE OF ILLINOIS	
	NOV.-1.07
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000002748
REAL ESTATE TRANSFER TAX	00157.50
	FP 103037

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
	NOV.-1.07
COUNTY TAX	REVENUE STAMP

REAL ESTATE TRANSFER TAX	
0007875	
FP 103042	
# 0000034036	

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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

26th

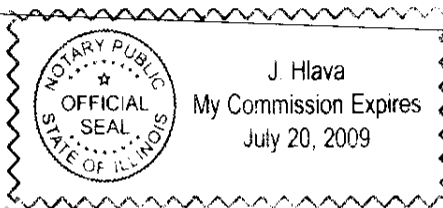
day of

October, 2007

(Notary Public)

Prepared by:

Hugh D. Howard
100 W. Monroe, #1300
Chicago, Illinois 60603



Mail To:

Thayer Torgerson
Law Offices of Thayer Torgerson
2400 North Western Ave., Suite 201
Chicago, IL 6047

Name and Address of Taxpayer:

Mario Mukes
1239 W. Chase Ave.
Chicago IL 60626

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Exhibit "A" – Legal Description

UNIT 1641S-B 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 MAY BE FURTHER AMENDED FROM TIME TO TIME.

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.

PROPERTY OF Cook County Clerk's Office