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MAIL TO:

Bonnie Keating

6230 N. Lesna

Chgo Il 60646

Doc#: 0733011072 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/26/2007 02:27 PM Pg: 1 of 3

ST 5098053 1 212 0

(The Above Space For Recorder's Use)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 19 day of Nov., 2007 between FARWELL COURT, INC., an Illinois corporation, whose address is 1040 Hohfelder, Glencoe, Il 60022 created and existing under and by virtue of the laws of State of Illinois, and duly authorized to transact business in the State of Illinois, as GRANTOR, and Nicholas CORTIS, of 2829 N. Rutherford, Chicago, Il 60634, as Grantee.

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

UNIT NUMBER GJ IN THE FARWELL AVENUE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

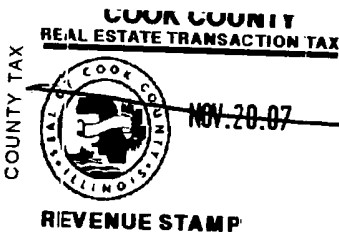
THE SOUTH 59.40 FEET OF 16 IN BLOCK 38 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST ¼ AND THAT PART OF THE NOETHWEST ¼, LYING EAST OF RIDGE ROAD OF SECTION 31, AND ALSO THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 32 AND ALSO ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN , TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0520718107 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

3R

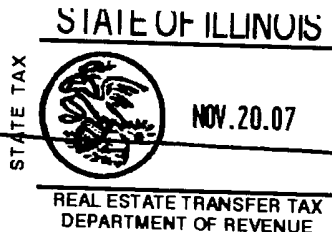
BOX 334 C11

PIN: 11-31-222-038-0000

ADDRESS OF PROPERTY: 1652-60 W. FARWELL, CHICAGO, ILLINOIS 60626



# 0000106138	REAL ESTATE TRANSFER TAX
	0007500
	FP 102802



# 0000105889	REAL ESTATE TRANSFER TAX
	0015000
	FP 102808

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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, either in law or in equity, of in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, 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, 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.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their 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 encumbered 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 or access to the Dwelling Unit or the Parking Unit, if any:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to 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 assessment, established pursuant to the Declaration;
9. Grantee's mortgage, and
10. acts done or suffered by the Grantee

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

