

0673

UNOFFICIAL COPY



First American Title Insurance Company



Doc#: 0800318063 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/03/2008 02:56 PM Pg: 1 of 3

**WARRANTY DEED
ILLINOIS STATUTORY
Corporation to Individual**

Property of Cook County Recorder of Deeds Office

THE GRANTOR, 1633 Farwell Ave LLC, a corporation created and existing under and by virtue of the laws of the State of and duly authorized to transact business in the state of , 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 Carla B. Gois, an unmarried woman,

of 10009 Hurst St., Bethesda, MD 20814 of the County of , 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 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 thereon; (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

TO HAVE AND TO HOLD said premises as joint tenants forever.

Permanent Real Estate Index Number(s): 11-31-226-008-0000
Address(es) of Real Estate: 1633-43 W Farwell Unit 1633S-3, 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

31 day of Dec, 20 07

1633 Farwell Ave LLC
By: 
Samel Meseljevic, Managing Member

City of Chicago
Dept. of Revenue
540314
01/03/2008 14:14 Batch 11859 41



Real Estate
Transfer Stamp
\$1,027.50

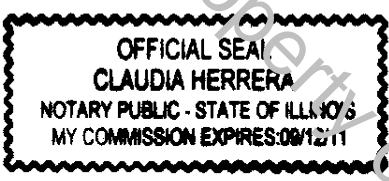
LC

UNOFFICIAL COPY

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 31st day of DECEMBER, 20 07.

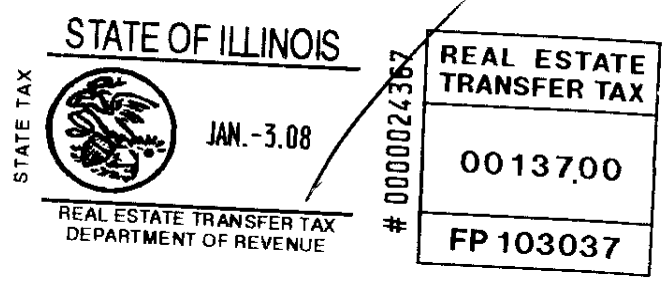
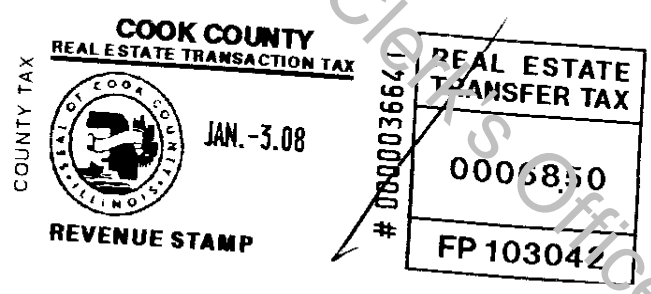


[Signature] (Notary Public)

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

Mail To:
Suellen Kelley-Bergerson, Ltd.
3838 W 111th St, Suite 107
Chicago, IL 60655

Name and Address of Taxpayer:
Carla B. Gois
1633 W Farwell Ave, #3S
Chicago, IL 60626



UNOFFICIAL COPY

Exhibit "A" – Legal Description

UNIT 1633S-3 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.

Property of Cook County Clerk's Office