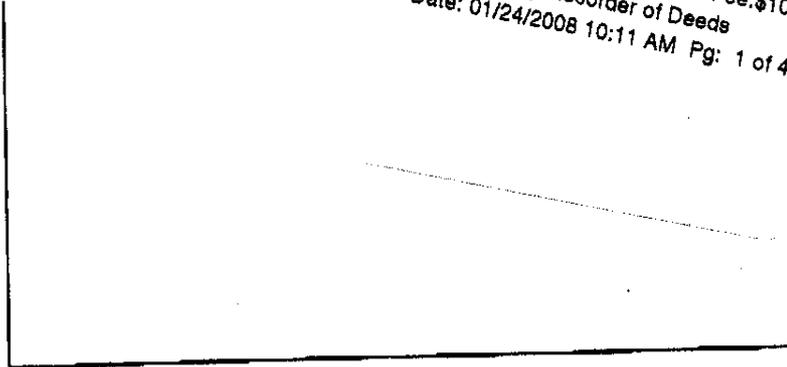


UNOFFICIAL COPY



Doc#: 0802444000 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/24/2008 10:11 AM Pg: 1 of 4

**QUIT CLAIM
DEED
(ILLINOIS)**



Above Space for Recorder's use only

mail To:

SYNERGY TITLE SERVICES LLC
730 W. RANDOLPH ST.
SUITE 300
CHICAGO IL 60661
312.324.0000

114003

THE GRANTOR, **JUAN D. FAVELA**, a married man ("Grantor"), of the City of Lyons, State of Illinois for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, Convey and QUIT CLAIM unto **JUAN D. FAVELA** and **ELENA VARELAS** aka **ELENA FAVELA** ("Grantee"), as Joint Tenants residing at 8030 River Walk Drive, Unit 8030-3F, Lyons, Illinois 605 the following described real estate in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent Real Estate Index Number: 18-02-204-015-1027 AND 18-02-204-015-1086

ADDRESS(ES) OF REAL ESTATE: 8030 River Walk Drive, Unit 8030-3F, Lyons, Illinois 60534

DATED as of the 17th day of January 2008.

Juan D. Favela
JUAN D. FAVELA

* This is not homestead property for the grantor



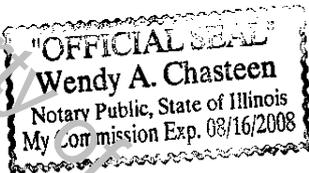
UNOFFICIAL COPY

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 JUAN D. FAVELA, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal as of the 17 day of January, 2008.

My commission expires 8/16/08



Wendy A. Chasteen
Notary Public

Send Recorded Deed and Tax Bill To:

Elena Favela
8030 River Walk Dr # 3F
LYONS IL 60534

Exempt under provisions of Paragraph 3
Section 4, Real Estate Transfer Tax Act.

1-22-08
Date

[Signature]
Buyer, Seller or Representative

Name and Address of Preparer:
Gregory T. Mizen
Synergy Law Group, L.L.C
730 W. Randolph St., 6th Floor
Chicago, IL 60661
312.454.0015

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION**

UNIT 8030-3F AND 8030-PS56 IN THE RIVERWALK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING PART OF LOTS 1, 2 AND 3 (EXCEPT THE SOUTHWESTERLY 101 FEET OF SAID LOT 3) OF LUNN'S SUBDIVISION OF 2.5 ACRES IN THE NORTHEAST QUARTER OF SECTION 2; VACATED BARRY POINT ROAD; AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2, LYING NORTH OF THE NORTH LINE OF OGDEN AVENUE AND WEST OF THE WEST LINE OF JOLIET ROAD, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF JOLIET ROAD (SAID WEST LINE BEING 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 2) AND 108 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 2; THENCE SOUTH 1 DEGREE 54 MINUTES 57 SECONDS EAST, ALONG THE WEST LINE OF JOLIET ROAD, 319.31 FEET MEASURED (318.03 FEET MORE OR LESS RECORD) TO THE NORTH LINE OF OGDEN AVENUE; THENCE SOUTH 73 DEGREES 10 MINUTES 19 SECONDS WEST ON THE NORTHERLY LINE OF OGDEN AVENUE, 124.91 FEET TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO JOSEPH J. JANDA AND AGNES JANDA BY DEED DATED JUNE 1, 1948 AND RECORDED JUNE 8, 1948 AS DOCUMENT 14331883, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 73 DEGREES 10 MINUTES 19 SECONDS WEST, ALONG THE NORTHERLY LINE OF OGDEN AVENUE 320.40 FEET, TO THE SOUTHEASTERLY EXTENSION OF THE EASTERLY LINE OF THE SOUTHWESTERLY 101 FEET OF LOT 3 IN LUNN'S SUBDIVISION; THENCE NORTH 47 DEGREES 17 MINUTES 50 SECONDS WEST, ALONG THE EASTERLY LINE (AND EXTENSION THEREOF) OF THE SOUTHWESTERLY 101 FEET OF SAID LOT 3 IN LUNN'S SUBDIVISION, BEING ALSO A LINE IF EXTENDED WOULD PASS THROUGH A CUT CROSS ON THE TOP OF A CONCRETE WALL, 89.60 FEET (SAID CROSS BEING 21.38 FEET FURTHER NORTHWESTERLY OF THE TERMINUS OF THIS LINE); THENCE NORTHEASTERLY, ALONG A CURVE TO THE RIGHT, 175.49 FEET, SAID CURVE HAVING A RADIUS OF 398.52 FEET, A CHORD DISTANCE OF 174.07 FEET, AND A CHORD BEARING OF NORTH 56 DEGREES 17 MINUTES 42 SECONDS EAST; THENCE SOUTH 59 DEGREES 57 MINUTES 57 SECONDS EAST, 17.66 FEET TO A POINT ON THE NORTHERLY LINE OF VACATED BARRY POINT ROAD, ACCORDING TO DOCUMENT 0010743494; THENCE NORTH 30 DEGREES 02 MINUTES 03 SECONDS EAST, ALONG THE NORTHERLY LINE OF VACATED BARRY POINT ROAD, 210.00 FEET; THENCE SOUTH 59 DEGREES 57 MINUTES 57 SECONDS EAST, 49.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID VACATED BARRY POINT ROAD; THENCE NORTH 30 DEGREES 02 MINUTES 03 SECONDS EAST, ALONG THE SOUTHERLY LINE OF VACATED BARRY POINT ROAD 109.10 FEET TO THE EAST LINE OF THE PROPERTY CONVEYED BY SAID DOCUMENT 14331883; THENCE SOUTH 1 DEGREE 54 MINUTES 57 SECONDS EAST, ALONG SAID EAST LINE, 307.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, AND ALL TAKEN AS A TRACT;

EXCEPT THAT PART OF THE AFORESAID TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT BEING THE POINT OF INTERSECTION OF THE EASTERLY LINE OF THE PREMISES CONVEYED TO JOSEPH J. JANDA AND AGNES JANDA BY DEED DATED JUNE 1, 1948 AND RECORDED JUNE 8, 1948 AS DOCUMENT 14331883, WITH THE NORTHERLY LINE OF OGDEN AVENUE; THENCE NORTH 01 DEGREES 54 MINUTES 57 SECONDS WEST, 27.09 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTION; THENCE NORTH 78 DEGREES 02 MINUTES 51 SECONDS WEST, 116.00 FEET; THENCE NORTH 11 DEGREES 57 MINUTES 09 SECONDS EAST, 154.00 FEET; THENCE NORTH 57 DEGREES 19 MINUTES 43 SECONDS EAST, 20.91 FEET TO A POINT ON THE SOUTHERLY LINE OF VACATED BARRY POINT ROAD; THENCE NORTH 50 DEGREES 02 MINUTES 03 SECONDS EAST, ALONG THE SOUTHERLY LINE OF VACATED BARRY POINT ROAD 109.10 FEET TO THE EAST LINE OF THE PROPERTY CONVEYED BY SAID DOCUMENT 14331883; THENCE SOUTH 1 DEGREE 54 MINUTES 57 SECONDS EAST, ALONG SAID EAST LINE OF PROPERTY CONVEYED, 280.58 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION HEREIN DESCRIBED, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 28, 2005 AS DOCUMENT NUMBER 0502834082, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 1-17-08
Grantor or Agent

Signature: Juan D. Feola

SUBSCRIBED AND SWORN TO
before me by the said Grantor on
this 17 day of January, 2008

Notary Public: Wendy G. Goff [SEAL]
Commission Expires: 8/16/08

The Grantee or his Agent affirms and verifies that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 1-17-08
Grantee or Agent

Signature: E. Vash aka E. Feola

SUBSCRIBED AND SWORN TO
before me by the said Grantor on
this 17 day of January, 2008

Notary Public: Wendy G. Goff [SEAL]
Commission Expires: 8/16/08

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.